

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 2 Gabriella Court, Ringwood North Vic 3134

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$855,000

Median sale price

Median price \$1,100,000

House

X

Unit

Suburb

Ringwood North

Period - From 01/01/2018

to

31/03/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13 Cantala Cr RINGWOOD NORTH 3134	\$870,000	09/12/2017
2	11 Powrie Ct RINGWOOD NORTH 3134	\$865,000	25/11/2017
3	16 Graeme Av RINGWOOD 3134	\$850,000	06/02/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



4 2 1

Rooms: 6
Property Type: House
Land Size: 528 sqm approx
Agent Comments

Indicative Selling Price
\$855,000

Median House Price
March quarter 2018: \$1,100,000

Comparable Properties



13 Cantala Cr RINGWOOD NORTH 3134 (REI) **Agent Comments**

4 2 2

Price: \$870,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 10
Property Type: House (Res)
Land Size: 764 sqm approx



11 Powrie Ct RINGWOOD NORTH 3134 (REI) **Agent Comments**

4 2 2

Price: \$865,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 8
Property Type: House (Res)
Land Size: 652 sqm approx



16 Graeme Av RINGWOOD 3134 (REI)

Agent Comments

3 1 2

Price: \$850,000
Method: Private Sale
Date: 06/02/2018
Rooms: 4
Property Type: House
Land Size: 400 sqm approx