

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

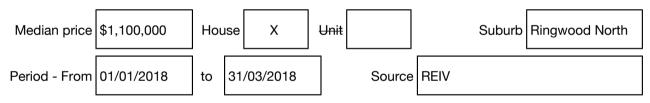
2 Gabriella Court, Ringwood North Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$855,000

Median sale price



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.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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

Indicative Selling Price \$855,000 **Median House Price** March guarter 2018: \$1,100,000

Comparable Properties



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

2

4



11 Powrie Ct RINGWOOD NORTH 3134 (REI) Agent Comments

13 Cantala Cr RINGWOOD NORTH 3134 (REI)

6 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

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

Agent Comments

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