

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 24 Evelyn Road, Ringwood North, VIC, 3134

Indicative selling price

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

Price Range \$850,000 - \$935,000

Median sale price

Median price \$953,000

*House ☒

*Unit ☐

Suburb Ringwood North

Period - From 1 OCT 2017

to 31 DEC 2017

Source REIV

Comparable property sales

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
11 POWRIE STREET, RINGWOOD NORTH, VIC, 3134	\$865,000	25 NOV 2017
50 JULL PARADE, RINGWOOD NORTH, VIC, 3134	\$960,000	30 NOV 2017
145 WARRANDYTE ROAD, RINGWOOD NORTH, VIC, 3134	\$950,000	26 OCT 2017