

## 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	2/394 Canterbury Road, Ringwood East Vic 3135
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$895,000

#### Median sale price

Median price	\$1,030,000	House	X	Unit		Suburb	Ringwood East
Period - From	01/07/2017	to	30/09/2017	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		
2		
3		

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.

2/394 Canterbury Road, Ringwood East Vic 3135

carter

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**Indicative Selling Price**

\$850,000 - \$895,000

**Median House Price**

September quarter 2017: \$1,030,000



3 2 2

**Rooms:**

**Property Type:** House

**Agent Comments**

## Comparable Properties



89a Heathmont Rd HEATHMONT 3135 (REI)

**Agent Comments**

3 2 2

**Price:** \$895,000

**Method:** Private Sale

**Date:** 03/07/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 289 sqm approx



2/8 Hill St RINGWOOD EAST 3135 (REI)

**Agent Comments**

4 3 2

**Price:** \$895,000

**Method:** Private Sale

**Date:** 14/06/2017

**Rooms:** -

**Property Type:** House (Res)

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.