

# 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 3 Marwarra Street, Ringwood East VIC 3135

### Indicative selling price

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

Range  
Between \$750,000 - \$830,000

### Median sale price

Median price \$809,000 House Suburb RINGWOOD EAST

Period - From 1/10/2018 to 31/12/2018 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
1 – 19 Knaith Road, Ringwood East	\$765,000	2 Mar 2019
2 – 11 Harriet Street, Heathmont	\$771,000	29 Jan 2019
3 – 17 Henry Street, Ringwood	\$841,000	23 Mar 2019