

Jessica Lander 8720 6333 0400 609 279

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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

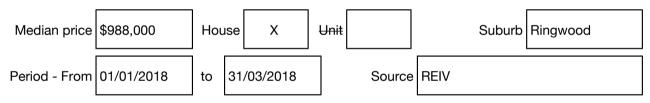
3 Wyndarra Court, Ringwood Vic 3134

Indicative selling price

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

Single price \$1,129,000

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	7 Cottage PI RINGWOOD NORTH 3134	\$1,165,000	28/04/2018
2	2 Mcmahon Ct RINGWOOD NORTH 3134	\$1,100,000	16/03/2018
3	12 Grange Tce CROYDON HILLS 3136	\$1,010,000	24/02/2018

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.

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propertydata

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Rooms: Property Type: House (Res) Land Size: 1048 sqm approx Agent Comments Jessica Lander 8720 6333 0400 609 279 jessica.lander@noeljones.com.au

> Indicative Selling Price \$1,129,000 Median House Price March quarter 2018: \$988,000

Comparable Properties







Price: \$1,100,000 Method: Sold Before Auction Date: 16/03/2018 Rooms: 7 Property Type: House (Res)



12 Grange Tce CROYDON HILLS 3136 (REI)

2

Agent Comments

Price: \$1,010,000 Method: Auction Sale Date: 24/02/2018 Rooms: -Property Type: House (Res) Land Size: 1187 sqm approx

2

4

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