

# 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

73 Kalinda Road, Ringwood Vic 3134

### Indicative selling price

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

Range between \$880,000

&

\$950,000

### Median sale price

Median price \$988,000

House

X

Unit

Suburb Ringwood

Period - From 01/01/2018

to 31/03/2018

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 17 Tortice Dr RINGWOOD NORTH 3134	\$935,000	07/04/2018
2 54 Jull Pde RINGWOOD NORTH 3134	\$930,000	18/04/2018
3 34 Jull Pde RINGWOOD NORTH 3134	\$918,000	24/03/2018

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.~~