

### 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	16 Evelyn Road, Ringwood North Vic 3134
Including suburb and	
postcode	

# Indicative selling price

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

\$935,000

## Median sale price

Median price	\$936,000	Hou	ise X		Unit			Suburb	Ringwood North
Period - From	01/07/2018	to	30/09/2018	3		Source	REIV		

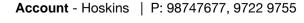
# Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	42 Warnes Rd MITCHAM 3132	\$940,000	07/08/2018
2	47 Hamilton Dr RINGWOOD NORTH 3134	\$908,000	22/09/2018
3	36 Hamilton Dr RINGWOOD NORTH 3134	\$875,000	22/09/2018

#### 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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