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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 19 Middlebrook Drive, Ringwood North, 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 & \$968,000

### Median sale price

Median price \$951,000 House ☒ Unit ☐ Suburb Ringwood North  
Period - From 1 January 2017 to 31 March 2017 Source REIV propertydata.com.au

### 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. 2 Marcel Court, RINGWOOD NORTH, 3134	\$950,000	04/04/2017
2. 1 Conifer Court, RINGWOOD NORTH 3134	\$935,000	21/04/2017
3. 12 Marcel Court, RINGWOOD NORTH 3134	\$930,000	29/03/2017

Property data source: REIV propertydata.com.au. Generated on 8<sup>th</sup> May 2017.

## Additional information about comparable sales.



**RINGWOOD NORTH 2** Marcel Court

**4 BED 2 BATH 2 CAR**

**METHOD** Private Sale

**TYPE** House

**LAND** 649sqm



**RINGWOOD NORTH 1** Conifer Court

**4 BED 2 BATH 0 CAR**

**METHOD** Sold Before Auction

**TYPE** House

**LAND** 679sqm



**RINGWOOD NORTH 12** Marcel Court

**4 BED 2 BATH 2 CAR**

**METHOD** Private Sale

**TYPE** House

**LAND** 668sqm

Property data source: REIV propertydata.com.au. Generated on 8<sup>th</sup> May 2017.