

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 25 Velma Grove Ringwood East VIC 3135

Indicative selling price

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

Price Range \$700,000 - \$770,000

Median sale price

Median price \$870,000 *House ☒ *Unit ☐ Suburb Ringwood East VIC 3135

Period - From APRIL 2018 to JUNE 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
8 Everard Road Ringwood East VIC 3135	\$760,000	15 th May 2018
1/10 Valda Avenue Ringwood East VIC 3135	\$725,000	15 th July 2018
2/22 Mirabel Avenue Ringwood East VIC 3135	\$760,000	17 th April 2018