

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 2 Allen Street, Ringwood, VIC, 3134

Indicative selling price

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

Price Range \$1,200,000 - \$1,320,000

Median sale price

Median price \$865,000

*House

X

*Unit

Suburb Ringwood

Period - From 01 MAR 2018

to 30 JUN 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
45 DICKASONS ROAD, HEATHMONT, VIC, 3135	\$1,170,000	18 APR 2018
28 MAROONDAH HWY, RINGWOOD, VIC, 3134	\$1,220,000	28 MAR 2018
23 ARLINGTON ST, RINGWOOD, VIC, 3134	\$1,256,000	02 MAR 2018

OR

~~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.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~