

STATEMENT OF INFORMATION

APARTMENT 06 - 3/5 HEATHERBRAE AVENUE, RINGWOOD, VIC 3134 PREPARED BY NANDANA PEIRIS, EMAIL: NANDANA@ATREALTY.COM.AU



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



APARTMENT 06 - 3/5 HEATHERBRAE





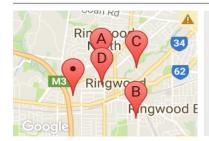


Indicative Selling Price

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

Single Price: \$580,000

MEDIAN SALE PRICE



RINGWOOD, VIC, 3134

Suburb Median Sale Price (Unit)

\$544,050

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



2/2 WILLIAM ST, RINGWOOD, VIC 3134







Sale Price

Price Withheld

Sale Date: 09/10/2017

Distance from Property: 1.1km





2/7 PEARWOOD ST, RINGWOOD, VIC 3134







Sale Price

\$650,000

Sale Date: 29/06/2017

Distance from Property: 1.8km





3/28 OLIVER ST, RINGWOOD, VIC 3134







Sale Price

*\$593,000

Sale Date: 23/10/2017

Distance from Property: 1.8km







1 NELSON ST, RINGWOOD, VIC 3134 = 2 2 2 3 1





Sale Price *\$628,000 Sale Date: 02/10/2017

Distance from Property: 815m



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 Including suburb and postcode	APARTMENT 06 - 3/5 HEATHERBRAE AVENUE, RINGWOOD, VIC 3134
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotin					
Single Price:	\$580,000				

Median sale price

Median price	\$544,050	House	Unit	Suburb	RINGWOOD	
Period	01 October 2016 to 30 September 2017		Source	p	pricefinder	

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
2/2 WILLIAM ST, RINGWOOD, VIC 3134	Price Withheld	09/10/2017
2/7 PEARWOOD ST, RINGWOOD, VIC 3134	\$650,000	29/06/2017
3/28 OLIVER ST, RINGWOOD, VIC 3134	*\$593,000	23/10/2017
1 NELSON ST, RINGWOOD, VIC 3134	*\$628,000	02/10/2017