

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 20 Oban Rd Ringwood North Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,00000.00 & \$1,075000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$960,000 *House ☒ *Unit ☐ Suburb Ringwood North
Period - From 01/10/2018 to 31/12/2018 Source PDOL

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.

Address of comparable property	Price	Date of sale
57 Tortice Drive Ringwood North	\$1,025,000	18/11/2017
31 Jeffrey Drive Ringwood	\$1,050,000	25/11/2017
19 Eastfield Road Ringwood East	\$1,070,000	24/11/2017

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.