

36 Railway Avenue Ringwood East VIC 3135

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Statement of Information for Residential Property

Property Offered For Sale: 18 Laurence Grove, Ringwood East

Type: House **Land:** 650sqm (approx) **3 BED 1 BATH 2 CAR**

Agent Comments:

INDICATIVE SELLING PRICE: \$780,000 - \$858,000

MEDIAN HOUSE PRICE: Year ending April 2017: \$793,250



Ringwood East 8 Knaith Road

PRICE	\$1,070,000	AGENT COMMENTS
SALE DATE	25 February 2017	
METHOD	Auction Sale	
TYPE	House	
LAND	756sqm (approx)	

3 BED 1 BATH 1 CAR



Ringwood East 19 Marwarra Street

PRICE	\$935,000	AGENT COMMENTS
SALE DATE	4 March 2017	
METHOD	Auction Sale	
TYPE	House	
LAND	724sqm (approx)	

3 BED 1 BATH 1 CAR



Ringwood East 8 Lillis Court

PRICE	\$965,000	AGENT COMMENTS
SALE DATE	8 April 2017	
METHOD	Auction Sale	
TYPE	House	
LAND	726sqm (approx)	

3 BED 1 BATH 1 CAR

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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

18 Laurence Grove, Ringwood East VIC 3135

Indicative selling price

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

Indicative Selling
Range between

\$780,000

&

\$858,000

Median sale price

Median price

\$793,250

House

*

Suburb

Ringwood East

Period From

25th April 2016

to

24th April 2017

Source

www.realestate.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) 8 Knaith Road, Ringwood East (3 bed, 1 bath, 1 car, 756m ²)	\$1,070,000	25/02/2017
2) 19 Marwarra Street, Ringwood East (3 bed, 1 bath, 1 car, 724m ²)	\$935,000	04/03/2017
3) 8 Lillis Court, Ringwood East (3 bed, 1 bath, 1 car, 726m ²)	\$965,000	08/04/2017