

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 1 Ian Avenue, Ringwood East, VIC, 3135

Indicative selling price

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

Price Range \$550,000 - \$600,000

Median sale price

Median price \$881,000

*House

☒

*Unit

☐

Suburb Ringwood East

Period - From 1 JUN 2018

to 30 SEP 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
3/17 NURSERY ROAD, CROYDON, VIC 3136	\$550,000	5 JUN 2018
50 GREY STREET, RINGWOOD EAST, VIC 3135	\$600,000	25 AUG 2018
22B KEMPS STREET, RINGWOOD EAST, VIC, 3135	\$610,000	14 JUL 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.~~