

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 SHERWOOD AVENUE, RINGWOOD

3 2 2

Indicative Selling Price

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

Price Range: **\$700,000 to \$770,000**

Provided by: Andrea Laukart, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



RINGWOOD EAST, VIC, 3135

Suburb Median Sale Price (Unit)

\$635,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/22 MIRABEL AVE, RINGWOOD EAST, VIC

3 2 2

Sale Price

***\$760,000**

Sale Date: 17/04/2018

Distance from Property: 1.7km



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

3 SHERWOOD AVENUE, RINGWOOD EAST, VIC 3135

Indicative selling price

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Price Range:

\$700,000 to \$770,000

Median sale price

Median price

\$635,000

House

Unit

X

Suburb

RINGWOOD EAST

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
2/22 MIRABEL AVE, RINGWOOD EAST, VIC 3135	*\$760,000	17/04/2018