

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 MILLER GROVE, RINGWOOD EAST, VIC** 3 2 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$720,000 to \$780,000**

## MEDIAN SALE PRICE



**RINGWOOD EAST, VIC, 3135**

Suburb Median Sale Price (House)

**\$845,000**

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.



**3 DUBLIN RD, RINGWOOD EAST, VIC 3135** 3 1 2

Sale Price

**\$850,000**

Sale Date: 10/05/2017

Distance from Property: 831m



**46 KEMPS ST, RINGWOOD EAST, VIC 3135** 3 1 -

Sale Price

**\$786,000**

Sale Date: 19/05/2017

Distance from Property: 907m



**135 MT DANDENONG RD, RINGWOOD** 3 2 1

Sale Price

**\$730,000**

Sale Date: 28/06/2017

Distance from Property: 934m



This report has been compiled on 09/10/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

7 MILLER GROVE, RINGWOOD EAST, VIC 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$720,000 to \$780,000

### Median sale price

Median price

\$845,000

House

☒

Unit

☐

Suburb

RINGWOOD EAST

Period

01 October 2016 to 30 September 2017

Source

 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 |
|----------------------------------------------|-----------|--------------|
| 3 DUBLIN RD, RINGWOOD EAST, VIC 3135         | \$850,000 | 10/05/2017   |
| 46 KEMPS ST, RINGWOOD EAST, VIC 3135         | \$786,000 | 19/05/2017   |
| 135 MT DANDENONG RD, RINGWOOD EAST, VIC 3135 | \$730,000 | 28/06/2017   |