

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 36 Rosebank Avenue, Ringwood North Vic 3134

#### Indicative selling price

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

Range between \$775,000

&

\$850,000

#### Median sale price

Median price \$920,000

House

X

Unit

Suburb Ringwood North

Period - From 01/04/2018

to

30/06/2018

Source REIV

#### 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
1	22 Melview Dr RINGWOOD NORTH 3134	\$860,000	26/05/2018
2	13 Nestan Dr RINGWOOD 3134	\$850,500	15/05/2018
3	31 Reserve Rd RINGWOOD 3134	\$825,000	18/08/2018

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.