

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 15 Tamar Street, Ringwood North 3134

Indicative selling price

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

Single price \$ or range between \$850,000 & \$935,000

Median sale price

Median price \$955,000 House /-Unit Suburb RINGWOOD NORTH

Period - From October '17 to December '17 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
145 Warrandyte Road, Ringwood North	\$ 950,000	26/11/2017
19 Rudolf Court, Ringwood North	\$ 850,000	29/01/2018
13 Cantala Crescent, Ringwood North	\$ 870,000	09/12/2017

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.~~