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## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale							
Add Including suburb posto	and	2/22 Avalon Grove, Ringwood North Vic 3134					
Indicative selling	g price						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$640,000		&	\$690,000			
Median sale pric	e						
Median price		Unit	Х	Subur	Ringwood North		
Period - From		to		Source	ilV		
Comparable pro	perty sales						

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/15 Oliver St RINGWOOD 3134	\$722,500	10/02/2017
1/30 Montalbo Rd RINGWOOD NORTH 3134	\$665,000	24/04/2017
1/1b Hearthside Ct RINGWOOD 3134	\$650,000	21/03/2017





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**Indicative Selling Price** \$640,000 - \$690,000





Rooms: **Property Type:** Agent Comments

## Comparable Properties



1/15 Oliver St RINGWOOD 3134 (REI)

3

Method: Sold Before Auction

Date: 10/02/2017 Rooms: 5

Property Type: Unit

Agent Comments

Sold \$722,500 as per REA. Property recently

renovated



1/30 Montalbo Rd RINGWOOD NORTH 3134

(REI)

3

Price: \$665,000 Method: Private Sale Date: 24/04/2017 Rooms: 5 Property Type: Unit

Land Size: 244 sqm

Agent Comments



1/1b Hearthside Ct RINGWOOD 3134 (REI)

3

Agent Comments

Sold \$650,000 as per REA

Method: Sold Before Auction

Date: 21/03/2017

Rooms: 6

Property Type: Townhouse (Res)

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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