

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

2/22 Avalon Grove, Ringwood North Vic 3134

Indicative selling price

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

Range between \$640,000

&

\$690,000

Median sale price

Median price

Unit

X

Suburb

Ringwood North

Period - From

to

Source

REIV

Comparable property 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



Rooms:

Property Type:

Agent Comments

Comparable Properties



1/15 Oliver St RINGWOOD 3134 (REI)



Agent Comments

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

Price:

Method: Sold Before Auction

Date: 10/02/2017

Rooms: 5

Property Type: Unit



1/30 Montalbo Rd RINGWOOD NORTH 3134 (REI)



Agent Comments

Price: \$665,000

Method: Private Sale

Date: 24/04/2017

Rooms: 5

Property Type: Unit

Land Size: 244 sqm



1/1b Hearthside Ct RINGWOOD 3134 (REI)



Agent Comments

Sold \$650,000 as per REA

Price:

Method: Sold Before Auction

Date: 21/03/2017

Rooms: 6

Property Type: Townhouse (Res)