

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 Highton Street, Ringwood East 3135

Indicative selling price

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

Single price \$ OR range between &

Median sale price

Median price *House *Unit Suburb
Period - From to Source propertydata.com.au"/>

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
1. 8 Lillis Court, Ringwood East	\$965,000	08/04/2017
2. 19 Mirabel Avenue, Ringwood East	\$932,000	08/04/2017
3. 4 Leawarra Drive, Heathmont	\$875,000	22/04/2017

Additional information about comparable sales.



Ringwood East 8 Lillis Court

3 BED 1 BATH 1 CAR 9 ROOMS

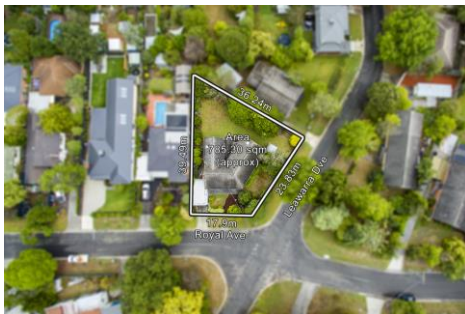
METHOD Auction
TYPE House
LAND 716m2



Ringwood East 19 Mirabel Avenue

3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Auction
TYPE House
LAND 843m2



Heathmont 4 Leawarra Drive

3 BED 2 BATH 1 CAR 10 ROOMS

METHOD Auction
TYPE House
LAND 785m2