

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 18 Tintern Avenue, Ringwood East, VIC, 3135

Indicative selling price

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

Price Range \$650,000 - \$715,000

Median sale price

Median price \$871,000

*House

☒

*Unit

☐

Suburb Ringwood East

Period - From JAN 2018

to MAR 2018

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 |
|---|-----------|--------------|
| 6 BORONIA AVENUE, CROYDON SOUTH, VIC, 3136 | \$701,000 | 01 MAR 2018 |
| 4/100 DUBLIN ROAD, RINGWOOD EAST, VIC, 3135 | \$688,000 | 20 FEB 2018 |
| 1/84 DUBLIN ROAD, RINGWOOD EAST, VIC, 3135 | \$700,000 | 18 JAN 2018 |

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.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~