

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

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

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. 1/12 LANGLEY STREET, RINGWOOD EAST | \$595,000 | 10/11/2018 |
| 2. 2/19 WENWOOD STREET, RINGWOOD EAST | \$591,000 | 02/02/2019 |
| 3. 1/30 VICTORIA STREET, RINGWOOD EAST | \$570,000 | 05/01/2019 |

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*.