

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 13 Golden Grove, Ringwood, VIC, 3134

Indicative selling price

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

Price Range \$660,000 - \$690,000

Median sale price

Median price \$880,000

*House ☒

*Unit ☐

Suburb Ringwood

Period - From OCT 2018

to DEC 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
29 Glen Cairn Avenue, Ringwood, 3134	\$680,000	10 NOV 2018
1/19 Leonard Street, Ringwood, 3134	\$682,325	26 NOV 2018
7 Samuel Street, Ringwood, 3134	\$669,500	07 MARCH 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.~~