

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	6A Heather Grove, Ringwood Vic 3134
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Indicative selling price

range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$1,100,000	Property type	House	Suburb	RINGWOOD
Period - From	01/07/2021	to	30/09/2021	Source	R.E.I.V

Comparable property sales

A* 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
23 Glen Cairn Avenue, Ringwood Vic 3134	\$870,000	11/12/2021
2/36 Oban Road, Ringwood, Vic 3134	\$901,000	03/02/2022
15 Reserve Road, Ringwood, Vic 3134	\$825,000	04/01/2022