

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
Including suburb and
postcode

14 Everard Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$770,000 & \$800,000

Median sale price

Median price \$910,000 House X Unit Suburb Ringwood East

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
1	174 Mt Dandenong Rd RINGWOOD EAST 3135	\$800,000	31/05/2017
2	46 Kemps St RINGWOOD EAST 3135	\$786,000	19/05/2017
3	52 Kemps St RINGWOOD EAST 3135	\$763,995	23/03/2017

OR

B* ~~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.~~



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Rooms:

Property Type: House

Agent Comments

Comparable Properties

174 Mt Dandenong Rd RINGWOOD EAST 3135 Agent Comments
(REI)

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Price: \$800,000

Method: Private Sale

Date: 31/05/2017

Rooms: -

Property Type: House (Res)



46 Kemps St RINGWOOD EAST 3135 (REI) Agent Comments

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Price: \$786,000

Method: Sold Before Auction

Date: 19/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 703 sqm approx



52 Kemps St RINGWOOD EAST 3135 (REI) Agent Comments

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Price: \$763,995

Method: Sold Before Auction

Date: 23/03/2017

Rooms: 4

Property Type: House (Res)

Land Size: 671 sqm approx