

# 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 18 Timbertop Road, Ringwood North Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$550,000 & \$600,00

### Median sale price

Median price \$871,250 Property type House Suburb Ringwood North

Period - From 1/10/2018 to 30/9/2019 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

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.

This Statement of Information was prepared on: 20/1/2020 11:32



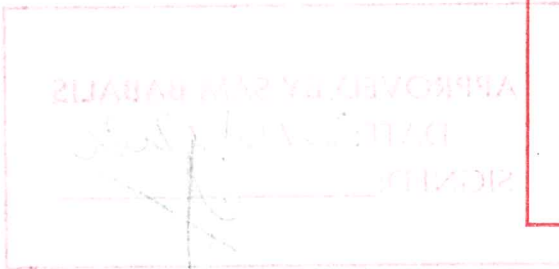
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Property Type: House  
Land Size: 757.736 sqm approx  
Agent Comments

Indicative Selling Price  
\$550,000 - \$600,000  
Median House Price  
Year ending September 2019: \$871,250

## Comparable Properties

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.



**APPROVED BY SAM BABALIS**  
DATE: 20 / 01 / 2020  
SIGNED: 

Account - Philip Webb