

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 4/6 Charles Street, Ringwood East, VIC, 3135

Indicative selling price

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

Price Range \$580,000 - \$620,000

Median sale price

Median price \$635,000

*House

*Unit

X

Suburb Ringwood East

Period - From 01/04/2018

to 30/06/2018

Source Corelogic

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
24/12-22 CUTTS AVENUE, CROYDON, VIC, 3136	\$610,000	01 MAY 2018
8 VANTAGE CLOSE, RINGWOOD, VIC, 3136	\$625,000	29 MAR 2018
23A KEMPS STREET, RINGWOOD EAST, VIC, 3135	\$642,000	13 JUN 2018

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.~~