

# 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 22 Valkyrie Crescent, Ringwood VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$870,000 - \$950,000  
Between

### Median sale price

Median price \$865,000 House Suburb RINGWOOD

Period - From 1/4/2018 to 30/6/2018 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 |
|-------------------------------------------|-----------|--------------|
| 1 – 143 Wonga Road, Ringwood North        | \$875,000 | 26 May 2018  |
| 2 – 31 Highland Boulevard, Ringwood North | \$931,000 | 31 May 2018  |
| 3 – 50 Highland Avenue, Croydon           | \$960,000 | 7 Jun 2018   |