

## 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

3/28 Oliver Street, 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 between \$555,000

&

\$595,000

#### Median sale price

Median price \$598,550

House

Unit

X

Suburb Ringwood

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	3/41 Patterson St RINGWOOD EAST 3135	\$576,000	09/09/2017
2	4/39 Thomas St RINGWOOD 3134	\$575,000	02/09/2017
3	4/38-40 Caroline St RINGWOOD 3134	\$562,500	28/08/2017

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.~~

3/28 Oliver Street, Ringwood Vic 3134

carter

Tony Talarico

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**Indicative Selling Price**

\$555,000 - \$595,000

**Median Unit Price**

June quarter 2017: \$598,550



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**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



3/41 Patterson St RINGWOOD EAST 3135 (REI) Agent Comments

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**Price:** \$576,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** 3

**Property Type:** Unit



4/39 Thomas St RINGWOOD 3134 (REI)

Agent Comments

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**Price:** \$575,000

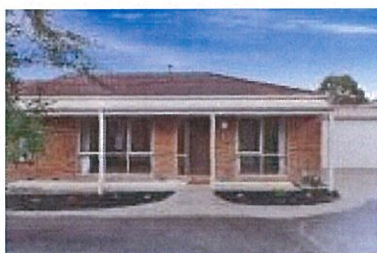
**Method:** Auction Sale

**Date:** 02/09/2017

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 128 sqm approx



4/38-40 Caroline St RINGWOOD 3134 (REI)

Agent Comments

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**Price:** \$562,500

**Method:** Private Sale

**Date:** 28/08/2017

**Rooms:** 4

**Property Type:** Unit