

### 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

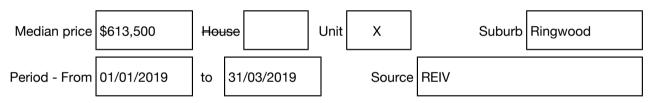
S 3/10 Greenwood Avenue, Ringwood Vic 3134
d
e

#### Indicative selling price

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

Range between \$470,000	&	\$500,000
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#### Median sale price



#### 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.

Ade	dress of comparable property	Price	Date of sale
1	1/298 Canterbury Rd HEATHMONT 3135	\$500,000	20/04/2019
2	7/2-4 Acacia Ct RINGWOOD 3134	\$491,000	12/05/2019
3	7/2-4 Acacia Ct RINGWOOD 3134	\$470,000	17/05/2019

#### 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.

#### Account - Philip Webb

propertydata

#### Generated: 18/06/2019 09:28

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

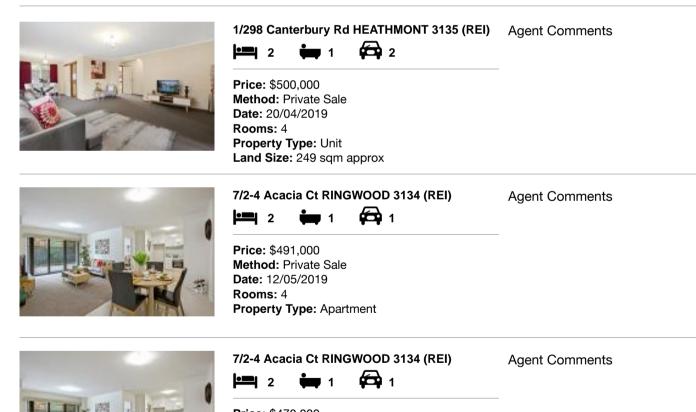






Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$470,000 - \$500,000 Median Unit Price March quarter 2019: \$613,500

## **Comparable Properties**



Price: \$470,000 Method: Private Sale Date: 17/05/2019 Rooms: 4 Property Type: Apartment

Account - Philip Webb

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