

## 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	3/10 Greenwood Avenue, Ringwood Vic 3134
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#### Indicative selling price

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

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

Median price	\$613,500	House		Unit	X	Suburb	Ringwood
Period - From	01/01/2019	to	31/03/2019	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
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.



 2    1    1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$470,000 - \$500,000  
**Median Unit Price**  
March quarter 2019: \$613,500

## Comparable Properties



1/298 Canterbury Rd HEATHMONT 3135 (REI)   **Agent Comments**

 2    1    2

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 20/04/2019  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 249 sqm approx



7/2-4 Acacia Ct RINGWOOD 3134 (REI)   **Agent Comments**

 2    1    1

**Price:** \$491,000  
**Method:** Private Sale  
**Date:** 12/05/2019  
**Rooms:** 4  
**Property Type:** Apartment



7/2-4 Acacia Ct RINGWOOD 3134 (REI)   **Agent Comments**

 2    1    1

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