

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

7/11 City Road, Ringwood Vic 3134

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

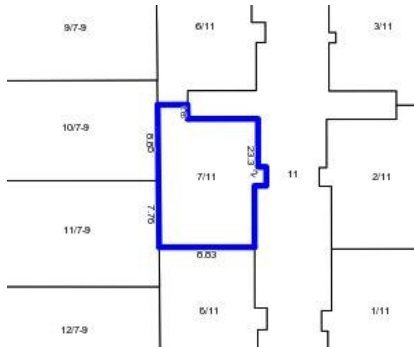
Comparable property sales (*Delete A or B below as applicable)

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	3/40 Arlington St RINGWOOD 3134	\$582,000	28/04/2018
2	5/4-6 Arlington St RINGWOOD 3134	\$568,000	29/03/2018
3	3/12 Barkly St RINGWOOD 3134	\$555,000	18/04/2018

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:
 Flat/Unit/Apartment (Res)
Land Size: 141 sqm approx
 Agent Comments

Indicative Selling Price
 \$550,000 - \$590,000
Median Unit Price
 March quarter 2018: \$620,000

Comparable Properties



3/40 Arlington St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$582,000
Method: Auction Sale
Date: 28/04/2018
Rooms: 3
Property Type: Unit



5/4-6 Arlington St RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$568,000
Method: Private Sale
Date: 29/03/2018
Rooms: 3
Property Type: Unit



3/12 Barkly St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$555,000
Method: Private Sale
Date: 18/04/2018
Rooms: 3
Property Type: Unit
Land Size: 122 sqm approx