

## 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	4 Heather Court, Ringwood North 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	\$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$931,750	House	X	Unit		Suburb	Ringwood North
Period - From	01/01/2018	to	31/12/2018	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	23a Wonga Rd RINGWOOD NORTH 3134	\$1,500,000	08/10/2018
2	44 Bramley Dr RINGWOOD NORTH 3134	\$1,455,000	19/11/2018
3	14 Wellesley Rd RINGWOOD NORTH 3134	\$1,400,000	18/10/2018

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1123 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

Year ending December 2018: \$931,750

## Comparable Properties



**23a Wonga Rd RINGWOOD NORTH 3134 (REI/VG)**

Agent Comments



**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 08/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 2155 sqm approx



**44 Bramley Dr RINGWOOD NORTH 3134 (REI)**

Agent Comments



**Price:** \$1,455,000

**Method:** Private Sale

**Date:** 19/11/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 886 sqm approx



**14 Wellesley Rd RINGWOOD NORTH 3134 (REI/VG)**

Agent Comments



**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 18/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 1821 sqm approx