

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 50 Lockhart Road, Ringwood North Vic 3134

Indicative selling price

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

Range between \$780,000 & \$830,000

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	36 Rosebank Av RINGWOOD NORTH 3134	\$813,000	27/10/2018
2	86 Wonga Rd RINGWOOD 3134	\$802,000	20/12/2018
3	94 Mullum Mullum Rd RINGWOOD 3134	\$780,000	24/11/2018

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.



 3  2  2

Rooms: 8

Property Type: House

Land Size: 797 sqm approx

Agent Comments

Comparable Properties



36 Rosebank Av RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 3  2  -

Price: \$813,000

Method: Private Sale

Date: 27/10/2018

Rooms: 5

Property Type: House (Res)

Land Size: 696 sqm approx



86 Wonga Rd RINGWOOD 3134 (VG)

Agent Comments

 3  -  -

Price: \$802,000

Method: Sale

Date: 20/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx

94 Mullum Mullum Rd RINGWOOD 3134 (VG)

Agent Comments

 3  -  -

Price: \$780,000

Method: Sale

Date: 24/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx