

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	\$931,75	50	Hou	se	Х	Un	it			Suburb	Ringwood North
Period - From	01/01/2	018	to	31/12	2/2018			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.

Add	dress 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.

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Indicative Selling Price \$780,000 - \$830,000 Median House Price Year ending December 2018: \$931,750



Rooms: 8

Property Type: House **Land Size:** 797 sqm approx

Agent Comments

Comparable Properties



36 Rosebank Av RINGWOOD NORTH 3134

(REI/VG)

— 3

2

Price: \$813,000 Method: Private Sale Date: 27/10/2018

Rooms: 5

Property Type: House (Res) **Land Size:** 696 sqm approx

Agent Comments



86 Wonga Rd RINGWOOD 3134 (VG)

=3







Price: \$802,000 Method: Sale Date: 20/12/2018

Rooms: -

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments

Agent Comments

94 Mullum Mullum Rd RINGWOOD 3134 (VG)

=3

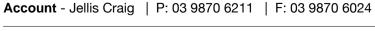




Price: \$780,000 Method: Sale Date: 24/11/2018

Rooms: -

Property Type: House (Res) Land Size: 652 sqm approx







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.

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