

Peter Moulden 9874 7677 0413 336 864 peter@hoskins.com.au

### 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

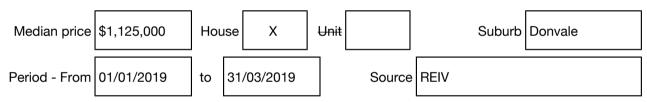
SS 77 Glenvale Road, Donvale Vic 3111 Id Ie

#### Indicative selling price

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

Range between	\$720,000	&	\$790,000
Range between	\$720,000	&	\$790,000

#### Median sale price



#### 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	50 Lockhart Rd RINGWOOD NORTH 3134	\$785,000	13/04/2019
2	100 Glenvale Rd RINGWOOD NORTH 3134	\$773,000	27/02/2019
3	10 Paxton St RINGWOOD 3134	\$770,000	11/04/2019

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.

#### Account - Hoskins | P: 98747677, 9722 9755

propertydata

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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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Rooms: Property Type: House Land Size: 726 sqm approx Agent Comments

**Indicative Selling Price** \$720,000 - \$790,000 **Median House Price** March quarter 2019: \$1,125,000

## **Comparable Properties**



#### 50 Lockhart Rd RINGWOOD NORTH 3134 (REI) Agent Comments



Price: \$785,000 Method: Auction Sale Date: 13/04/2019 Rooms: -Property Type: House (Res) Land Size: 797 sqm approx



100 Glenvale Rd RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$773.000 Method: Private Sale Date: 27/02/2019 Rooms: -Property Type: House (Res) Land Size: 653 sqm approx



10 Paxton St RINGWOOD 3134 (REI)



**2** 2

Price: \$770,000 Method: Private Sale Date: 11/04/2019 Rooms: -Property Type: House Land Size: 906 sqm approx Agent Comments

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