

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

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	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.

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 3  2  1

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](#)

 3  2  2

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](#)

 3  2  1

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) [Agent Comments](#)

 3  2  2

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