

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

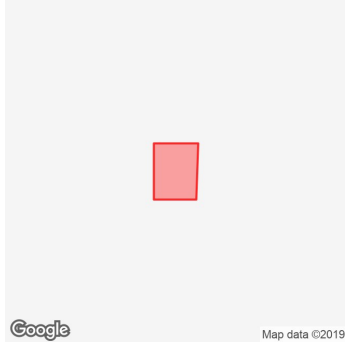
Comparable property sales (*Delete A or B below as applicable)

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	1/20 Illoura Av RINGWOOD EAST 3135	\$676,000	01/03/2019
2	21 Highton St RINGWOOD EAST 3135	\$655,000	08/03/2019
3	2/36 Great Ryrie St RINGWOOD 3134	\$636,500	07/04/2019

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.



2 2 2

Rooms:

Property Type: Strata Unit/Flat

Land Size: 511 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$635,000 - \$675,000

Median House Price

Year ending March 2019: \$852,500

Comparable Properties



1/20 Illoura Av RINGWOOD EAST 3135 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$676,000

Method: Sold Before Auction

Date: 01/03/2019

Rooms: 5

Property Type: Unit

Land Size: 333 sqm approx



21 Highton St RINGWOOD EAST 3135 (REI)

[Agent Comments](#)

3 2 2

Price: \$655,000

Method: Private Sale

Date: 08/03/2019

Rooms: 5

Property Type: House

Land Size: 425 sqm approx



2/36 Great Ryrie St RINGWOOD 3134 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$636,500

Method: Private Sale

Date: 07/04/2019

Rooms: 4

Property Type: Unit

Land Size: 335 sqm approx