

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

10 Jull Parade, Ringwood North Vic 3134

Indicative selling price

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

Range between

\$905,000

&

\$975,000

Median sale price

Median price \$982,000

House

X

Unit

Suburb Ringwood North

Period - From 01/07/2017

to 30/09/2017

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		
2		
3		

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.



 4  2  2

Rooms: 7
Property Type: House
Land Size: 758.8 sqm approx
Agent Comments

Indicative Selling Price
\$905,000 - \$975,000
Median House Price
September quarter 2017: \$982,000

Comparable Properties



78 Kubis Dr RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  2

Price: \$975,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 7
Property Type: House (Res)



38 Holyrood Cr RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$965,800
Method: Sold Before Auction
Date: 31/10/2017
Rooms: 6
Property Type: House
Land Size: 780 sqm approx

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.