

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 33 Heathmont Road, Ringwood 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$810,000 & \$891,000

Median sale price

(*Delete house or unit as applicable)

Median price \$845,000

*House

Suburb Ringwood

Period - From 01/01/2017 to 31/03/2017

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
9 Neville Street RINGWOOD 3134	\$939,000	15/02/2017
15 Strathallyn Road RINGWOOD 3134	\$900,000	29/04/2017
1 Wantirna Road RINGWOOD 3134	\$800,000	15/02/2017