

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

30 Byways Drive, Ringwood East Vic 3135

Indicative selling price

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

Single price \$975,000

Median sale price

Median price \$915,000

House

X

Unit

Suburb Ringwood East

Period - From 01/01/2017

to 31/12/2017

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  0

Rooms:
Property Type: House
Land Size: 549 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$975,000
Median House Price
Year ending December 2017: \$915,000

Comparable Properties



5 Headline Ct HEATHMONT 3135 (REI)

[Agent Comments](#)

 4  2  2

Price: \$950,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 6
Property Type: House (Res)
Land Size: 664 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.