

## 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

23 Timbertop Road, Ringwood North Vic 3134

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$720,000

&

\$780,000

#### Median sale price

Median price

\$952,500

House

X

Unit

Suburb

Ringwood North

Period - From

01/10/2017

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	33 Avalon Gr RINGWOOD NORTH 3134	\$785,000	02/12/2017
2	24 Loughnan Rd RINGWOOD NORTH 3134	\$762,000	16/01/2018
3	14 Aurum Cr RINGWOOD NORTH 3134	\$751,000	18/12/2017

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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$720,000 - \$780,000  
**Median House Price**  
 December quarter 2017: \$952,500

## Comparable Properties



**33 Avalon Gr RINGWOOD NORTH 3134**  
 (REI/VG)

Agent Comments



**Price:** \$785,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 757 sqm approx



**24 Loughnan Rd RINGWOOD NORTH 3134**  
 (REI)

Agent Comments



**Price:** \$762,000  
**Method:** Private Sale  
**Date:** 16/01/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 782 sqm approx



**14 Aurum Cr RINGWOOD NORTH 3134**  
 (REI/VG)

Agent Comments



**Price:** \$751,000  
**Method:** Private Sale  
**Date:** 18/12/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 820 sqm approx