

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	23 Timbertop Road, Ringwood North Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$720,000	&	\$780,000
riange between	Ψ1 20,000	ŭ	Ψ100,000

Median sale price

Median price	\$952,500	Hou	use X	Unit		S	uburb	Ringwood North
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

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

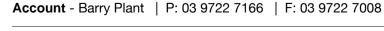
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

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

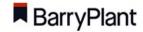
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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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)

1

~ -

Method: Auction Sale Date: 02/12/2017 Rooms: 5

Price: \$785,000

Property Type: House (Res) **Land Size:** 757 sqm approx

Agent Comments



24 Loughnan Rd RINGWOOD NORTH 3134

(REI)

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Price: \$762,000 **Method:** Private Sale **Date:** 16/01/2018

Rooms: -

Property Type: Land **Land Size:** 782 sqm approx

Agent Comments



14 Aurum Cr RINGWOOD NORTH 3134

(REI/VG)

-3





Price: \$751,000 **Method:** Private Sale **Date:** 18/12/2017

Rooms: 5

Property Type: House (Res) **Land Size:** 820 sqm approx

Agent Comments

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