

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

153 Wantirna Road, Ringwood Vic 3134

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$926,000

House

X

Unit

Suburb

Ringwood

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	8 Wantirna Rd RINGWOOD 3134	\$1,180,000	28/10/2017
2	2/17 Allens Rd HEATHMONT 3135	\$1,150,000	18/11/2017
3	9 Inez Av RINGWOOD 3134	\$1,150,000	28/08/2017

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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Rooms:**Property Type:** House (Res)**Land Size:** 864 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000

Median House Price

Year ending December 2017: \$926,000

Comparable Properties

**8 Wantirna Rd RINGWOOD 3134 (VG)**

Agent Comments

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Price: \$1,180,000**Method:** Sale**Date:** 28/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 670 sqm approx**2/17 Allens Rd HEATHMONT 3135 (REI)**

Agent Comments

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  3

Price: \$1,150,000**Method:** Private Sale**Date:** 18/11/2017**Rooms:** 8**Property Type:** House (Res)**Land Size:** 891 sqm approx**9 Inez Av RINGWOOD 3134 (VG)**

Agent Comments

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Price: \$1,150,000**Method:** Sale**Date:** 28/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 671 sqm approx