

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 | 153 Wantirna Road, Ringwood Vic 3134 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Median sale price

| Median price | \$926,000 | Hou | use 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.

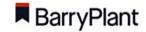
| Ad | dress of comparable property | Price | Date of sale |
|----|-------------------------------|-------------|--------------|
| 1 | 8 Wantirna Rd RINGWOOD 3134 | \$1,180,000 | 28/10/2017 |
| 2 | 2/17 Allens Rd HEATHMONT 3135 | \$1,150,000 | 18/11/2017 |
| 3 | 9 Inez Av RINGWOOD 3134 | \$1,150,000 | 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.















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)





Price: \$1,180,000 Method: Sale Date: 28/10/2017

Rooms: -

Property Type: House (Res) Land Size: 670 sqm approx

Agent Comments













Price: \$1,150,000 Method: Private Sale Date: 18/11/2017

Rooms: 8

Property Type: House (Res) Land Size: 891 sqm approx

Agent Comments

9 Inez Av RINGWOOD 3134 (VG)







Price: \$1,150,000 Method: Sale

Rooms: -

Date: 28/08/2017

Property Type: House (Res) Land Size: 671 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008





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