

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

30 James Street Ringwood VIC 3134

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

\$700,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$852,500

\*House

X

\*Unit

Suburb

Ringwood

Period-from

01 Nov 2017

to

31 Oct 2018

Source

Corelogic

### 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 Reilly Street Ringwood VIC 3134     | \$686,000 | 28-Jul-18 |
| 117 Loughnan Road Ringwood VIC 3134     | \$690,000 | 24-Jul-18 |
| 353 Maroondah Highway Ringwood VIC 3134 | \$735,000 | 26-Apr-18 |

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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**1/8 Reilly Street Ringwood VIC 3134** Sold Price **\$686,000** Sold Date **28-Jul-18**

 3  1  2

Distance **0.83km**



**117 Loughnan Road Ringwood VIC 3134** Sold Price **\$690,000** Sold Date **24-Jul-18**

 3  2  2

Distance **1.42km**



**353 Maroondah Highway Ringwood VIC 3134** Sold Price **\$735,000** Sold Date **26-Apr-18**

 3  1  2

Distance **1.74km**

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