

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 2/1 Lavender Street, Ringwood VIC 3134

Indicative selling price

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

Range
Between \$670,000 - \$737,000

Median sale price

Median price \$614,000 Unit Suburb RINGWOOD

Period - From 1/01/2019 to 31/03/2019 Source REIV

Comparable property sales

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 – 1/20 Illoura Avenue, Ringwood East	\$676,000	2 Mar 2019
2 – 43a Canterbury Road, Heathmont	\$690,000	26 Feb 2019
3 – 1/24 Heathmont Road, Ringwood	\$735,000	27 Mar 2019