

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

### Median sale price

Median price

\*House

\*Unit

Suburb

Period - From  to

Source

### 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
6/156 WARRANDYTE ROAD, RINGWOOD NORTH, VIC, 3134	\$675,000	04 DEC 2018
4/12-14 BOND STREET, RINGWOOD, VIC, 3134	\$640,000	14 DEC 2018
16/37 WILLIAM STREET, RINGWOOD, VIC, 3134	\$710,000	27 MAR 2019

### OR

~~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.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~