

# 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

80 - 82 Oban Road, RINGWOOD, VIC, 3134

### Indicative selling price

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

Single price

\$ 849,000

or range between \$

&

\$

### Median sale price

Median price

\$ 540,000

House

Unit

Suburb

RINGWOOD

Period - From

01/06/2017

to

01/06/2018

Source

APM PriceFinder

### 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 |
|--|------------|--------------|
| 38 DUBLIN ROAD, RINGWOOD EAST VIC 3135       | \$ 550,000 | 20/03/2018   |
| 35 THROUGH ROAD, RINGWOOD NORTH VIC 3134     | \$ 575,000 | 23/02/2018   |
| 13 ROSEDALE CRESCENT, RINGWOOD EAST VIC 3135 | \$ 720,000 | 08/06/2018   |