

Statement of Information

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Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address Including suburb and postcode
4 Fiona Court, Ringwood Vic 3134

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$832,650 House X Unit Suburb Ringwood

Period - From 01/07/2018 to 30/09/2018 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.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 42 Highland Blvd RINGWOOD 3134 | \$1,051,000 | 19/05/2018 |
| 2 | 73 Kalinda Rd RINGWOOD 3134 | \$976,000 | 31/05/2018 |
| 3 | 53 Kalinda Rd RINGWOOD 3134 | \$940,000 | 05/09/2018 |

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.

4 Fiona Court, Ringwood Vic 3134

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4 3 2

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 784 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
September quarter 2018: \$832,650

Comparable Properties

42 Highland Blvd RINGWOOD 3134 (REI/VG) **Agent Comments**

4 2 6

Price: \$1,051,000
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 679 sqm approx



73 Kalinda Rd RINGWOOD 3134 (REI/VG) **Agent Comments**

4 2 1

Price: \$976,000
Method: Private Sale
Date: 31/05/2018
Rooms: 5
Property Type: House
Land Size: 678 sqm approx



53 Kalinda Rd RINGWOOD 3134 (REI) **Agent Comments**

3 3 2

Price: \$940,000
Method: Private Sale
Date: 05/09/2018
Rooms: -
Property Type: House