

Statement of Information

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

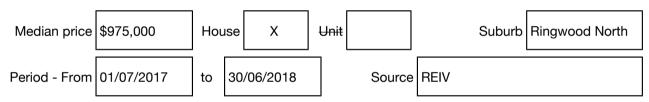
s 46 Crawley Grove, Ringwood North Vic 3134 d e

Indicative selling price

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

 Range between
 \$1,100,000
 &
 \$1,200,000

Median sale price



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	14 Old Warrandyte Rd RINGWOOD NORTH 3134	\$1,235,000	10/05/2018
2	7 Cottage PI RINGWOOD NORTH 3134	\$1,165,000	28/04/2018
3	2 Mcmahon Ct RINGWOOD NORTH 3134	\$1,100,000	16/03/2018

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.

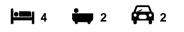
Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 46 Crawley Grove, Ringwood North Vic 3134





Rooms: Property Type: House Land Size: 787 sqm approx Agent Comments Dallas Taylor 8841 4808 0408 217 778 dallastaylor@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending June 2018: \$975,000

Comparable Properties



14 Old Warrandyte Rd RINGWOOD NORTH 3134 (REI/VG)



Price: \$1,235,000 Method: Private Sale Date: 10/05/2018 Rooms: 10 Property Type: House (Res) Land Size: 995 sqm approx Agent Comments

Agent Comments



7 Cottage PI RINGWOOD NORTH 3134 (REI/VG) 4 2 2 2

Price: \$1,165,000 Method: Auction Sale Date: 28/04/2018 Rooms: 6 Property Type: House (Res) Land Size: 836 sqm approx

Price: \$1,100,000

Date: 16/03/2018 Rooms: 7

Method: Sold Before Auction

Property Type: House (Res) Land Size: 710 sqm approx



2 Mcmahon Ct RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

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