

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

46 Crawley Grove, Ringwood North Vic 3134

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

Median price \$975,000

House

X

Unit

Suburb Ringwood North

Period - From 01/07/2017

to 30/06/2018

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	14 Old Warrandyte Rd RINGWOOD NORTH 3134	\$1,235,000	10/05/2018
2	7 Cottage Pl 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.



Rooms:

Property Type: House

Land Size: 787 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$1,235,000

Method: Private Sale

Date: 10/05/2018

Rooms: 10

Property Type: House (Res)

Land Size: 995 sqm approx



**7 Cottage PI RINGWOOD NORTH 3134
(REI/VG)**

Agent Comments



Price: \$1,165,000

Method: Auction Sale

Date: 28/04/2018

Rooms: 6

Property Type: House (Res)

Land Size: 836 sqm approx



**2 McMahon Ct RINGWOOD NORTH 3134
(REI/VG)**

Agent Comments



Price: \$1,100,000

Method: Sold Before Auction

Date: 16/03/2018

Rooms: 7

Property Type: House (Res)

Land Size: 710 sqm approx