

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	16 Jull Parade, Ringwood North Vic 3134
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Indicative selling price

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

Range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$960,000	House	X	Unit		Suburb	Ringwood North
Period - From	01/01/2017	to	31/12/2017	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	11 Powrie Ct RINGWOOD NORTH 3134	\$865,000	25/11/2017
2	147 Wonga Rd RINGWOOD NORTH 3134	\$860,000	20/11/2017
3	19 Panfield Av RINGWOOD 3134	\$850,000	25/10/2017

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.~~