

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 13 Park Road, Ringwood North 3134

Indicative selling price

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

Median sale price

Median price \$ 1,000,800 House Suburb RINGWOOD NORTH

Period - From 01/07/2016 to 17/07/17 Source CORE LOGIC

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
1 – 13 Cantala Cres, Ringwood North	\$1,111,000	2 nd April 2017
2 – 12 The Summit, Ringwood North	\$1,085,000	27 th May 2017
3 – 44 Melview Drive, Ringwood North	\$1,185,000	22 nd May 2017