

## 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

14 Wellesley Road, Ringwood North Vic 3134

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,450,000

&

\$1,550,000

#### 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		
2		
3		

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.

14 Wellesley Road, Ringwood North Vic 3134

**Jellis  
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**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

Year ending December 2017: \$960,000



 4    2    2

**Rooms:**

**Property Type:** House

**Land Size:** 1821 approx. sqm

approx

Agent Comments

Fully renovated 4 bedroom 2 storey home on 1821 sqm approx no similar properties sold in last 6 months

## Comparable Properties

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.