

## 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	13 Terrigal Close, Ringwood North Vic 3134
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#### Indicative selling price

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

Single price

#### Median sale price

Median price	<input type="text" value="\$982,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Ringwood North"/>
Period - From	<input type="text" value="01/07/2017"/>	to	<input type="text" value="30/09/2017"/>	Source	<input type="text" value="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	10 Rollington Dr RINGWOOD 3134	\$1,035,000	26/06/2017
2	5 Iluka PI RINGWOOD NORTH 3134	\$1,013,000	17/08/2017
3	28 Adolphson Av RINGWOOD NORTH 3134	\$1,005,000	31/05/2017

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.~~



4   2   4

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 770 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,060,000  
**Median House Price**  
 September quarter 2017: \$982,000

## Comparable Properties



**10 Rollington Dr RINGWOOD 3134 (REI/VG)**   Agent Comments

4   2   2

**Price:** \$1,035,000  
**Method:** Private Sale  
**Date:** 26/06/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 855 sqm approx



**5 Iluka PI RINGWOOD NORTH 3134 (REI/VG)**   Agent Comments

4   2   2

**Price:** \$1,013,000  
**Method:** Private Sale  
**Date:** 17/08/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 877 sqm approx



**28 Adolphson Av RINGWOOD NORTH 3134 (REI/VG)**   Agent Comments

3   1   1

**Price:** \$1,005,000  
**Method:** Sold Before Auction  
**Date:** 31/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 806 sqm approx