

## 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

10 Jull Parade, 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

\$905,000

&

\$975,500

#### Median sale price

Median price

\$942,500

House

X

Unit

Suburb

Ringwood North

Period - From

01/04/2017

to

30/06/2017

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	69 Little John Rd WARRANWOOD 3134	\$945,000	02/06/2017
2	12 Marcel Ct RINGWOOD NORTH 3134	\$930,000	29/03/2017
3	2 Bega Ct RINGWOOD 3134	\$905,000	23/03/2017

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.~~



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$905,000 - \$975,500  
**Median House Price**  
June quarter 2017: \$942,500

## Comparable Properties



**69 Little John Rd WARRANWOOD 3134 (REI)** Agent Comments



**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 02/06/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 757 sqm approx



**12 Marcel Ct RINGWOOD NORTH 3134 (REI)** Agent Comments



**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 29/03/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx



**2 Bega Ct RINGWOOD 3134 (REI)** Agent Comments



**Price:** \$905,000  
**Method:** Sold Before Auction  
**Date:** 23/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 881 sqm approx