

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

22 Knaith Road, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$820,000

&

\$880,000

Median sale price

Median price

\$870,000

House

X

Unit

Suburb

Ringwood East

Period - From

01/04/2018

to

30/06/2018

Source

REIV

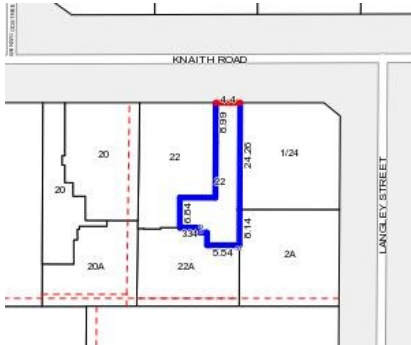
Comparable property sales (*Delete A or B below as applicable)

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	17b Gracedale Av RINGWOOD EAST 3135	\$855,000	21/07/2018
2	48a Faraday Rd CROYDON SOUTH 3136	\$830,000	27/07/2018
3	2a Leawarra Dr HEATHMONT 3135	\$820,000	24/02/2018

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: Land
Land Size: 848 sqm approx
 Agent Comments

Indicative Selling Price
 \$820,000 - \$880,000
Median House Price
 June quarter 2018: \$870,000

Comparable Properties



17b Gracedale Av RINGWOOD EAST 3135 (REI) [Agent Comments](#)



Price: \$855,000
Method: Auction Sale
Date: 21/07/2018
Rooms: 5
Property Type: House (Res)
Land Size: 506 sqm approx



48a Faraday Rd CROYDON SOUTH 3136 (REI) [Agent Comments](#)



Price: \$830,000
Method: Private Sale
Date: 27/07/2018
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 342 sqm approx



2a Leawarra Dr HEATHMONT 3135 (REI/VG) [Agent Comments](#)



Price: \$820,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 196 sqm approx