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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 Including suburb and postcode	5 Park Road Ringwood North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$*765000	&	$835000

Median sale price

(*Delete house or unit as applicable)

Median price	$942000	*House	x	*Unit		Suburb	Ringwood North
Period - From		to				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)1 Park Road Ringwood North	$831,000	27/05/2017
2) 1/7 Oliver St RINGWOOD 3134	$795,000	17/06/2017
3) 28 Through Rd RINGWOOD NORTH 3134	$750,000	24/06/2017

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.