David Alvares
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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	31A Holland Road, Ringwood East Vic 3135

Indicative selling price

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

Range between	$730,000	&	$780,000

Median sale price

Median price	$620,000	~~House~~		Unit	X	Suburb	Ringwood East
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	1/7 Oliver St RINGWOOD 3134	$795,000	17/06/2017
2	52 Holland Rd RINGWOOD EAST 3135	$745,000	05/08/2017
3	1/4 Georges Rd RINGWOOD 3134	$730,000	18/02/2017

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

31A Holland Road, Ringwood East Vic 3135

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Indicative Selling Price
$730,000 - $780,000
Median Unit Price
June quarter 2017: $620,000



3 2 2

Rooms:
Property Type: Townhouse
Agent Comments

Comparable Properties



1/7 Oliver St RINGWOOD 3134 (REI)

3 2 2

Price: $795,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 350 sqm approx

Agent Comments

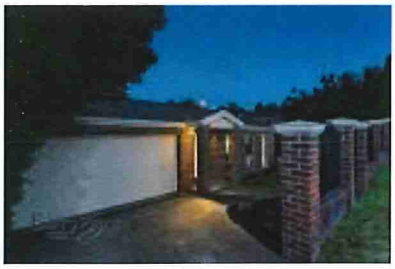


52 Holland Rd RINGWOOD EAST 3135 (REI)

4 2 1

Price: $745,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 7
Property Type: House (Res)

Agent Comments



1/4 Georges Rd RINGWOOD 3134 (REI/VG)

3 2 2

Price: $730,000
Method: Auction Sale
Date: 18/02/2017
Rooms: 5
Property Type: Flat/Unit/Apartment (Res)
Land Size: 220 sqm approx

Agent Comments

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