Donvale
67 Mitcham Road
Donvale VIC 3111
Telephone 03 9874 7677
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Croydon
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Croydon VIC 3136
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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	31 Cottinglea, 12-14 Unsworth Road, Ringwood North Vic 3134

Indicative selling price

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

range between	$790,000	&	$860,000

Median sale price

Median price	$951,000	*House	X		Ringwood North
Period - From	Jan 17	to	March 17	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. 1/132 Warrandyte Road Ringwood Vic 3134	$760,000	13/02/17
2. 2/165 Oban Road Ringwood North Vic 3134	$886,000	27/02/17
3. 1E Unsworth Road Ringwood North Vic 3134	$960,000	27/01/17