Donvale
67 Mitcham Road
Donvale VIC 3111
Telephone 03 9874 7677
Facsimile 03 9874 6292

Croydon
142 Maroondah Highway
Croydon VIC 3136
Telephone 03 9722 9755
Facsimile 03 9723 1755

Email info@hoskins.com.au

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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	234 Warrandyte Road, Ringwood North, 3134

Indicative selling price

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

range between $830,000 & $890,000

Median sale price

(*Delete house or unit as applicable)

Median price $942,500 *House x *Unit Suburb Ringwood North

Period - From Apr 2017 to Jun 2017 Source REIV Median House Prices

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
2 Marcel Court, Ringwood North	$ 950,000	04/04/2017
56 Tortice Drive, Ringwood North	$ 827,750	02/05/2017
3 Debbie Place, Ringwood North	$ 900,000	07/02/2017