Statement of Information

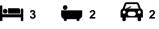
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

									,
Property offered for sale									
Address Including suburb and postcode 1/7 Middlebrook Drive, Ringwood North Vic 3134									
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$850,000				&	\$895,000				
Median sale price									
Medi	an price \$90	04,000	Pr	roperty Type Unit			Suburb	Ringwood N	orth
Period	d - From 01/	07/2022	to	30/06/2023	Sc	ource	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							Р	rice	Date of sale
1									
2									
3									
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.								
		This St	aten	nent of Informatio	n was nrar	nared	on. \Box	17/07/00	00.50







Property Type: Townhouse Agent Comments

Indicative Selling Price \$850,000 - \$895,000 Median Unit Price Year ending June 2023: \$904,000

Comparable Properties

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.

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



