

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and postcode 1-13/40 Oban Road Ringwood Vic 3134

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
1/40 Three Bedroom Double Level	\$940,000	Or range between		&	
3/40 Two Bedroom Single Level	\$780,000	Or range between		&	
4/40 Three Bedroom Double Level	\$810,000	Or range between		&	
6/40 Two Bedroom Single Level	\$780,000	Or range between		&	
7/40 Three Bedroom Double Level	\$895,000	Or range between		&	
8/40 Three Bedroom Double Level	\$890,000	Or range between		&	
9/40 Three Bedroom Double Level	\$890,000	Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$580,650 Suburb Ringwood

Period - From 1/7/2017 To 30/6/2018 Source REIV Property Data

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.