## 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

63 Sonia Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	etween \$950,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$963,500	Pro	operty Type	Hou	se		Suburb	Ringwood
Period - From	27/09/2020	to	26/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7 Bona St RINGWOOD EAST 3135	\$1,030,000	01/05/2021
2	78 Jeffrey Dr RINGWOOD 3134	\$1,018,000	13/07/2021
3	6 Suzanne Ct RINGWOOD NORTH 3134	\$965,000	31/05/2021

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 Statement of Information was prepared on:

27/09/2021 21:00









Property Type: House (Previously Occupied - Detached) Land Size: 696 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median House Price 27/09/2020 - 26/09/2021: \$963,500

# **Comparable Properties**

	7 Bona St RINGWOOD EAST 3135 (REI/VG)	Agent Comments	
ERI-M	Price: \$1,030,000 Method: Auction Sale Date: 01/05/2021 Rooms: 5 Property Type: House (Res) Land Size: 700 sqm approx		
	78 Jeffrey Dr RINGWOOD 3134 (REI/VG) 2 3 1 2 1 Price: \$1,018,000 Method: Private Sale Date: 13/07/2021 Property Type: House Land Size: 738 sqm approx	Agent Comments	
	6 Suzanne Ct RINGWOOD NORTH 3134 (REI/VG) ■ 3 ■ 2 ■ 1 Price: \$965,000 Method: Private Sale Date: 31/05/2021 Rooms: 5 Property Type: House (Res) Land Size: 556 sqm approx	Agent Comments	



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