

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 consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$963,500

Property Type House

Suburb Ringwood

Period - From 27/09/2020

to

26/09/2021

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	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



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)

Agent Comments



Price: \$1,018,000
Method: Private Sale
Date: 13/07/2021
Property Type: House
Land Size: 738 sqm approx



6 Suzanne Ct RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$965,000
Method: Private Sale
Date: 31/05/2021
Rooms: 5
Property Type: House (Res)
Land Size: 556 sqm approx

Account - The Agency Port Phillip | P: 03 8578 0388