

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

8 Marilyn Crescent, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$877,000

Property Type House

Suburb Ringwood

Period - From 01/10/2019

to 30/09/2020

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	158 Oban Rd RINGWOOD NORTH 3134	\$890,000	20/10/2020
2	37 Nursery Rd CROYDON 3136	\$850,000	06/11/2020
3	3 Leslie Gr RINGWOOD NORTH 3134	\$827,000	04/07/2020

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:

14/12/2020 22:04



 3  2  2

Property Type: House (Res)

Land Size: 693 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending September 2020: \$877,000

Comparable Properties



158 Oban Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

 3  2  2

Price: \$890,000

Method: Private Sale

Date: 20/10/2020

Rooms: 5

Property Type: House (Res)

Land Size: 655 sqm approx



37 Nursery Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000

Method: Private Sale

Date: 06/11/2020

Property Type: House

Land Size: 673 sqm approx



3 Leslie Gr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$827,000

Method: Private Sale

Date: 04/07/2020

Property Type: House

Land Size: 668 sqm approx