

## 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

32 Illoura Avenue Ringwood East VIC 3135

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Ringwood East

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### 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 6 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

2 Tweed Street Ringwood East VIC 3135	\$892,000	07-Sep-19
15 Patterson Street Ringwood East VIC 3135	\$850,000	05-Jun-19
61 Wantirna Road Ringwood VIC 3134	\$935,000	15-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 21 September 2019



## 2 Tweed Street Ringwood East VIC 3135

Sold Price

RS

**\$892,000**

Sold Date

**07-Sep-19**

3

1

1

Distance

**0.13km**



## 15 Patterson Street Ringwood East VIC 3135

Sold Price

**\$850,000**

Sold Date

**05-Jun-19**

2

1

1

Distance

**0.29km**



## 61 Wantirna Road Ringwood VIC 3134

Sold Price

**\$935,000**

Sold Date

**15-Jul-19**

3

1

4

Distance

**1.79km**

RS = Recent sale

UN = Undisclosed Sale

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