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

7 Talofa Avenue, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$910,000		&		\$990,000					
Median sale p	rice									
Median price	\$910,500	Pro	operty Type	Hou	se		Suburb	Ringwood East		
Period - From	01/01/2020	to	31/03/2020		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	8 Carcoola Rd RINGWOOD EAST 3135	\$968,000	10/03/2020
2	4 Bruce Ct RINGWOOD EAST 3135	\$925,000	29/02/2020
3	7 Wingate Av RINGWOOD EAST 3135	\$905,000	02/06/2020

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:

29/06/2020 13:40



7 Talofa Avenue, Ringwood East Vic 3135

Mc**Grath**





Property Type: House (Res) Agent Comments Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

Indicative Selling Price \$910,000 - \$990,000 Median House Price March quarter 2020: \$910,500

Comparable Properties



8 Carcoola Rd RINGWOOD EAST 3135 (REI)



Price: \$968,000 Method: Private Sale Date: 10/03/2020 Rooms: 5 Property Type: House (Res) Land Size: 647 sqm approx

Agent Comments

Agent Comments



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Price: \$925,000 Method: Auction Sale Date: 29/02/2020 Property Type: House (Res) Land Size: 719 sqm approx



7 Wingate Av RINGWOOD EAST 3135 (REI)

4 Bruce Ct RINGWOOD EAST 3135 (REI/VG)



Price: \$905,000 Method: Private Sale Date: 02/06/2020 Rooms: 6 Property Type: House Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.