

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 between

\$910,000

&

\$990,000

Median sale price

Median price

\$910,500

Property Type

House

Suburb

Ringwood East

Period - From

01/01/2020

to

31/03/2020

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	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



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$910,000 - \$990,000

Median House Price

March quarter 2020: \$910,500

Comparable Properties



8 Carcoola Rd RINGWOOD EAST 3135 (REI)

Agent Comments

4 2 2

Price: \$968,000

Method: Private Sale

Date: 10/03/2020

Rooms: 5

Property Type: House (Res)

Land Size: 647 sqm approx



4 Bruce Ct RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 1 2

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)

Agent Comments

3 2 1

Price: \$905,000

Method: Private Sale

Date: 02/06/2020

Rooms: 6

Property Type: House