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

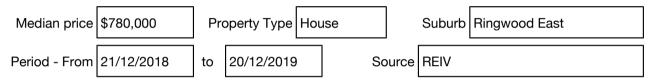
42 Bronhill Road, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consume	er.vic.gov.au/underquoting
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Single price \$809,000

Median sale price



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	15 Panfield Av RINGWOOD 3134	\$831,000	16/11/2019
2	4 Nina Ct RINGWOOD 3134	\$819,000	27/07/2019
3	6 Stonington PI RINGWOOD 3134	\$815,500	26/10/2019

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:

21/12/2019 12:06









Property Type: House (Res) **Land Size:** 869 sqm approx Agent Comments Indicative Selling Price \$809,000 Median House Price 21/12/2018 - 20/12/2019: \$780,000

Comparable Properties

15 Panfield Av RINGWOOD 3134 (REI) 4 1 2 Price: \$831,000 Method: Auction Sale Date: 16/11/2019 Rooms: 6 Property Type: House (Res) Land Size: 751 sqm approx	Agent Comments
4 Nina Ct RINGWOOD 3134 (REI/VG) → 4 → 2 → - Price: \$819,000 Method: Auction Sale Date: 27/07/2019 Rooms: 8 Property Type: House (Res) Land Size: 771 sqm approx	Agent Comments
6 Stonington PI RINGWOOD 3134 (REI) 2 2 2 Price: \$815,500 Method: Auction Sale Date: 26/10/2019 Property Type: House (Res) Land Size: 875 sqm approx	Agent Comments

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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.