

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 consumer.vic.gov.au/underquoting

Single price \$809,000

Median sale price

Median price \$780,000

Property Type House

Suburb Ringwood East

Period - From 21/12/2018

to 20/12/2019

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	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



4 2 1

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)

Agent Comments

4 1 2

Price: \$831,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 6

Property Type: House (Res)

Land Size: 751 sqm approx



4 Nina Ct RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 -

Price: \$819,000

Method: Auction Sale

Date: 27/07/2019

Rooms: 8

Property Type: House (Res)

Land Size: 771 sqm approx



6 Stonington PI RINGWOOD 3134 (REI)

Agent Comments

4 2 2

Price: \$815,500

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 875 sqm approx