

# 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

71 Wantirna Road, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,040,000

Property Type House

Suburb Ringwood

Period - From 01/04/2021

to

30/06/2021

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	2 Haig St RINGWOOD 3134	\$1,080,000	19/07/2021
2	26 Lena Gr RINGWOOD 3134	\$1,070,000	30/06/2021
3	15 Royal Av HEATHMONT 3135	\$1,066,000	10/07/2021

**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:

08/09/2021 12:02



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
June quarter 2021: \$1,040,000

## Comparable Properties



### 2 Haig St RINGWOOD 3134 (REI)

Agent Comments

 3  2  2

**Price:** \$1,080,000  
**Method:** Sold Before Auction  
**Date:** 19/07/2021  
**Property Type:** House (Res)



### 26 Lena Gr RINGWOOD 3134 (REI)

Agent Comments

 4  1  1

**Price:** \$1,070,000  
**Method:** Auction Sale  
**Date:** 30/06/2021  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 887 sqm approx



### 15 Royal Av HEATHMONT 3135 (REI)

Agent Comments

 4  1  -

**Price:** \$1,066,000  
**Method:** Private Sale  
**Date:** 10/07/2021  
**Property Type:** House  
**Land Size:** 855 sqm approx