

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

1/20 Tooronga Road, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$840,000 & \$890,000

Median sale price

Median price \$780,000 Property Type House Suburb Ringwood East

Period - From 01/10/2018 to 30/09/2019 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 | 1/29 Sunbeam Av RINGWOOD EAST 3135 | \$830,000 | 09/05/2019 |
| 2 | 24 Ireland St RINGWOOD 3134 | \$880,000 | 21/05/2019 |
| 3 | 2a Thomas St RINGWOOD 3134 | \$890,000 | 03/07/2019 |

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:

21/11/2019 11:07



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Rooms: 8
Property Type:
Land Size: 389 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median House Price
Year ending September 2019: \$780,000

Comparable Properties

1/29 Sunbeam Av RINGWOOD EAST 3135 (VG) Agent Comments

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Price: \$830,000
Method: Sale
Date: 09/05/2019
Property Type: Flat/Unit/Apartment (Res)

24 Ireland St RINGWOOD 3134 (VG) Agent Comments

 3  -  -

Price: \$880,000
Method: Sale
Date: 21/05/2019
Property Type: House (Res)
Land Size: 318 sqm approx



2a Thomas St RINGWOOD 3134 (REI/VG) Agent Comments

 3  2  2

Price: \$890,000
Method: Private Sale
Date: 03/07/2019
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 362 sqm approx