

# 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

5 Tyson Court, 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 \$800,000

&

\$880,000

### Median sale price

Median price \$1,025,000

Property Type House

Suburb Ringwood

Period - From 01/01/2021

to

31/03/2021

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	13 Hugh St RINGWOOD 3134	\$865,000	03/07/2021
2	32 Towerhill Dr RINGWOOD 3134	\$810,000	21/05/2021
3	19 Chesney Dr RINGWOOD 3134	\$871,000	27/04/2021

**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:

06/07/2021 13:19



**Property Type:** House (Previously

Occupied - Detached)

**Land Size:** 724 sqm approx

Agent Comments

## Comparable Properties



**13 Hugh St RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$865,000

**Method:** Auction Sale

**Date:** 03/07/2021

**Property Type:** House (Res)

**Land Size:** 664 sqm approx



**32 Towerhill Dr RINGWOOD 3134 (VG)**

Agent Comments



**Price:** \$810,000

**Method:** Sale

**Date:** 21/05/2021

**Property Type:** House (Res)

**Land Size:** 657 sqm approx



**19 Chesney Dr RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$871,000

**Method:** Private Sale

**Date:** 27/04/2021

**Property Type:** House

**Land Size:** 702 sqm approx