

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

16 Reilly Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$877,000

Property Type House

Suburb Ringwood

Period - From 01/10/2019

to 30/09/2020

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	22 Culwell Av MITCHAM 3132	\$1,150,000	14/10/2020
2	30 Tagell Rd HEATHMONT 3135	\$1,060,000	10/06/2020
3	14 Washusen Rd HEATHMONT 3135	\$1,055,000	01/11/2020

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:

30/11/2020 11:12



 3  2 

Property Type: House (Res)
Land Size: 731.996 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
Year ending September 2020: \$877,000

Comparable Properties



22 Culwell Av MITCHAM 3132 (REI/VG)

Agent Comments

 4  3 

Price: \$1,150,000
Method: Private Sale
Date: 14/10/2020
Property Type: House (Res)
Land Size: 287 sqm approx



30 Tagell Rd HEATHMONT 3135 (REI/VG)

Agent Comments

 4  2 

Price: \$1,060,000
Method: Sold Before Auction
Date: 10/06/2020
Rooms: 6
Property Type: House (Res)
Land Size: 547 sqm approx



14 Washusen Rd HEATHMONT 3135 (REI)

Agent Comments

 4  2 

Price: \$1,055,000
Method: Private Sale
Date: 01/11/2020
Property Type: House
Land Size: 657 sqm approx