

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 4 Belle Vue Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$950,000

&

\$1,000,000

Median sale price

Median price \$947,500

House

X

Unit

Suburb Ringwood

Period - From 01/04/2017

to

30/06/2017

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	25 Great Ryrie St RINGWOOD 3134	\$1,060,000	24/06/2017
2	11 Belle Vue Av RINGWOOD 3134	\$1,005,000	22/04/2017
3	47 Heathmont Rd RINGWOOD 3134	\$944,000	22/07/2017

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.~~

4 Belle Vue Avenue, Ringwood Vic 3134

carter

William Lyall

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Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

June quarter 2017: \$947,500



🛏️ 4 🛋️ 2 🚗 1

Rooms:

Property Type: House

Land Size: 831.816 sqm approx

Agent Comments

Comparable Properties



25 Great Ryrie St RINGWOOD 3134 (REI)

Agent Comments

🛏️ 3 🛋️ 1 🚗 2

Price: \$1,060,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 9

Property Type: House (Res)

Land Size: 833 sqm approx



11 Belle Vue Av RINGWOOD 3134 (REI)

Agent Comments

🛏️ 2 🛋️ 1 🚗 1

Price: \$1,005,000

Method: Auction Sale

Date: 22/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 833 sqm approx



47 Heathmont Rd RINGWOOD 3134 (REI)

Agent Comments

🛏️ 3 🛋️ 1 🚗 2

Price:

Method: Auction Sale

Date: 22/07/2017

Rooms: 7

Property Type: House (Res)

Land Size: 836 sqm approx