

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

26 Sunhill Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between

\$810,000

&

\$880,000

Median sale price

Median price

\$957,500

Property Type

House

Suburb

Ringwood

Period - From

01/07/2023

to

30/09/2023

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 Evelyn Rd RINGWOOD NORTH 3134	\$885,000	02/11/2023
2	15 Grey St RINGWOOD EAST 3135	\$830,000	09/08/2023
3			

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:

16/11/2023 19:47



 3  1  2

Property Type: House

Land Size: 251 sqm approx

Agent Comments

Comparable Properties



22 Evelyn Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

 3  1  2

Price: \$885,000

Method: Private Sale

Date: 02/11/2023

Property Type: House

Land Size: 351 sqm approx



15 Grey St RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  1

Price: \$830,000

Method: Private Sale

Date: 09/08/2023

Property Type: House (Res)

Land Size: 319 sqm approx

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.