

# 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

27 Tandarra Drive, 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 \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$900,000

Property Type House

Suburb Ringwood

Period - From 10/03/2020

to

09/03/2021

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	6 Jacks PI RINGWOOD 3134	\$1,650,000	02/12/2020
2	17 St Ives Ct CROYDON HILLS 3136	\$1,461,111	27/02/2021
3	21 Eden Valley Rd WARRANWOOD 3134	\$1,420,000	19/11/2020

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:

10/03/2021 10:56



 5  3  2

**Property Type:** House (Res)

**Land Size:** 766 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

10/03/2020 - 09/03/2021: \$900,000

## Comparable Properties



**6 Jacks PI RINGWOOD 3134 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,650,000

**Method:** Sold Before Auction

**Date:** 02/12/2020

**Property Type:** House (Res)

**Land Size:** 821 sqm approx



**17 St Ives Ct CROYDON HILLS 3136 (REI)**

Agent Comments

 7  3  2

**Price:** \$1,461,111

**Method:** Private Sale

**Date:** 27/02/2021

**Property Type:** House

**Land Size:** 1001 sqm approx



**21 Eden Valley Rd WARRANWOOD 3134 (REI/VG)**

Agent Comments

 5  3  5

**Price:** \$1,420,000

**Method:** Private Sale

**Date:** 19/11/2020

**Property Type:** Apartment

**Land Size:** 898 sqm approx