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	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$900,000	Pro	operty Type	Hou	se		Suburb	Ringwood
Period - From	10/03/2020	to	09/03/2021		So	urce	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.

Ade	dress 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









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)

Price: \$1,650,000 Method: Sold Before Auction Date: 02/12/2020 Property Type: House (Res) Land Size: 821 sqm approx Agent Comments

Agent Comments



Price: \$1,461,111 Method: Private Sale Date: 27/02/2021 Property Type: House Land Size: 1001 sqm approx

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21 Eden Valley Rd WARRANWOOD 3134 (REI/VG)

17 St Ives Ct CROYDON HILLS 3136 (REI)

3

2



Price: \$1,420,000 Method: Private Sale Date: 19/11/2020 Property Type: Apartment Land Size: 898 sqm approx Agent Comments

Account - Hoskins | P: 98747677, 9722 9755



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.