## 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

18 Finlayson Street, Ringwood East Vic 3135

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,050,000	Pro	operty Type	Hou	se		Suburb	Ringwood East
Period - From	01/07/2021	to	30/09/2021		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.

Add	dress of comparable property	Price	Date of sale
1	19 Marwarra St RINGWOOD EAST 3135	\$1,120,000	02/10/2021
2	3 Finlayson St RINGWOOD EAST 3135	\$1,111,000	29/09/2021
3	21 Yvonne Av CROYDON SOUTH 3136	\$1,100,000	25/09/2021

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:

23/11/2021 11:25









**Property Type:** House **Land Size:** 1117 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price September quarter 2021: \$1,050,000

# **Comparable Properties**





19 Marwarra St RINGWOOD EAST 3135 (REI/VG)



Price: \$1,120,000 Method: Auction Sale Date: 02/10/2021 Property Type: House (Res) Land Size: 726 sqm approx

3 Finlayson St RINGWOOD EAST 3135 (REI)

Agent Comments

Agent Comments



Price: \$1,111,000 Method: Sold Before Auction Date: 29/09/2021 Property Type: House (Res) Land Size: 846 sqm approx

21 Yvonne Av CROYDON SOUTH 3136 (REI)



Agent Comments



Price: \$1,100,000 Method: Private Sale Date: 25/09/2021 Property Type: House Land Size: 991 sqm approx

#### Account - Philip Webb



propertydata

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