

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,050,000 Property Type House Suburb Ringwood East

Period - From 01/07/2021 to 30/09/2021 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	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



 5  2  2

**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)**

**Agent Comments**

 3  1  1

**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**

 3  1  1

**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**

 4  2  2

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

**Account - Philip Webb**