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	30 Sunbeam Avenue, Ringwood East Vic 3135
Including suburb and	-
postcode	

Indicative selling price

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

Range between	\$1,250,000	&	\$1,320,000

Median sale price

Median price	\$1,050,000	Pro	perty 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

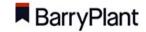
Add	dress of comparable property	Price	Date of sale
1	18 Mines Rd RINGWOOD EAST 3135	\$1,315,000	19/10/2021
2	7 Guest CI RINGWOOD EAST 3135	\$1,266,000	20/11/2021
3	11 Camelia Ct CROYDON SOUTH 3136	\$1,255,000	30/10/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 11:26













Property Type:Agent Comments

Indicative Selling Price \$1,250,000 - \$1,320,000 Median House Price

September quarter 2021: \$1,050,000

Comparable Properties



18 Mines Rd RINGWOOD EAST 3135 (REI)

=3





Agent Comments

Price: \$1,315,000 Method: Private Sale Date: 19/10/2021 Property Type: House Land Size: 1227 sqm approx



7 Guest CI RINGWOOD EAST 3135 (REI)

4







Price: \$1,266,000 **Method:** Auction Sale **Date:** 20/11/2021

Property Type: House (Res) Land Size: 1035 sqm approx **Agent Comments**

11 Camelia Ct CROYDON SOUTH 3136 (REI)





Price: \$1,255,000 **Method:** Auction Sale **Date:** 30/10/2021

Property Type: House (Res) Land Size: 1096 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



