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	40 Eastfield Road, 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 \$750,000	&	\$800,000
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Median sale price

Median price	\$885,000	Pro	perty Type	House		Suburb	Ringwood East
Period - From	01/10/2019	to	30/09/2020		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	149 Bayswater Rd CROYDON SOUTH 3136	\$806,500	06/11/2020
2	8 Holland Rd RINGWOOD EAST 3135	\$785,000	28/07/2020
3	354 Maroondah Hwy RINGWOOD 3134	\$750,000	27/10/2020

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:	25/11/2020 09:54





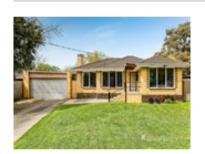




Property Type: House Land Size: 845 sqm approx **Agent Comments**

Indicative Selling Price \$750,000 - \$800,000 **Median House Price** Year ending September 2020: \$885,000

Comparable Properties



149 Bayswater Rd CROYDON SOUTH 3136

(REI)

Price: \$806,500 Method: Private Sale Date: 06/11/2020 Property Type: House

Land Size: 1007 sqm approx

Agent Comments



8 Holland Rd RINGWOOD EAST 3135 (REI/VG) Agent Comments

3







Price: \$785,000 Method: Private Sale Date: 28/07/2020 Rooms: 4

Property Type: House Land Size: 675 sqm approx

354 Maroondah Hwy RINGWOOD 3134 (REI)

Price: \$750,000 Method: Private Sale Date: 27/10/2020 Property Type: House Land Size: 869 sqm approx **Agent Comments**

Account - Philip Webb



