

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

40 Eastfield Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$885,000 Property 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	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 comparable properties 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



 3  1  1

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)

Agent Comments

 4  2  4

Price: \$806,500
Method: Private Sale
Date: 06/11/2020
Property Type: House
Land Size: 1007 sqm approx



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

 3  1  2

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)

Agent Comments

 3  1  1

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