Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for s | sale |
|----------|---------|-------|------|
|----------|---------|-------|------|

| Address Including suburb and postcode | a Wenwood Street, Ringwood East Vic 3135 |
|---------------------------------------|--|
|---------------------------------------|--|

Indicative selling price

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

| Range between \$780,000 & | | \$780,000 | 80,000 & | \$858,000 |
|---------------------------|--|-----------|----------|-----------|
|---------------------------|--|-----------|----------|-----------|

Median sale price

| Median price | \$755,250 | Pro | perty Type Ur | nit | | Suburb | Ringwood East |
|---------------|------------|-----|---------------|-----|------|--------|---------------|
| Period - From | 01/10/2021 | to | 31/12/2021 | Sc | 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.

Address of comparable property

| Aut | areas or comparable property | 1 1100 | Date of Sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 3/370 Canterbury Rd HEATHMONT 3135 | \$845,000 | 12/11/2021 |
| 2 | 1/21 Wainui Av HEATHMONT 3135 | \$820,000 | 01/09/2021 |
| 3 | 3/16 Mirabel Av RINGWOOD EAST 3135 | \$790,000 | 10/10/2021 |

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: | 07/02/2022 12:13 |
|--|------------------|



Date of sale







Rooms: 6

Property Type: House (Res) **Land Size:** 417 sqm approx

Agent Comments

Indicative Selling Price \$780,000 - \$858,000 Median Unit Price

December quarter 2021: \$755,250

Comparable Properties



3/370 Canterbury Rd HEATHMONT 3135

(REI/VG)

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Price: \$845,000 Method: Private Sale Date: 12/11/2021 Property Type: Unit Land Size: 315 sqm approx **Agent Comments**



1/21 Wainui Av HEATHMONT 3135 (REI/VG)





Price: \$820,000 Method: Private Sale Date: 01/09/2021 Property Type: Unit

Land Size: 345 sqm approx

Agent Comments



3/16 Mirabel Av RINGWOOD EAST 3135 (REI/VG)

(KEI/VG)

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Price: \$790,000
Method: Auction Sale
Date: 10/10/2021
Property Type: Unit
Land Size: 281 sqm approx

Agent Comments

Account - Philip Webb





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