

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

22 Tooronga Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$875,000

&

\$945,000

Median sale price

Median price \$1,075,000

Property Type House

Suburb Ringwood East

Period - From 01/01/2022

to 31/03/2022

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	87 Dublin Rd RINGWOOD EAST 3135	\$930,000	14/05/2022
2	4 Wingate Av RINGWOOD EAST 3135	\$930,000	14/05/2022
3	4 Jess Ct RINGWOOD EAST 3135	\$915,000	27/03/2022

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:

06/06/2022 14:38



 3  2  4

Property Type: House
Land Size: 732 sqm approx
Agent Comments

Indicative Selling Price
\$875,000 - \$945,000
Median House Price
March quarter 2022: \$1,075,000

Comparable Properties



87 Dublin Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$930,000
Method: Auction Sale
Date: 14/05/2022
Rooms: 4
Property Type: House (Res)
Land Size: 693 sqm approx

4 Wingate Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  4

Price: \$930,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 872 sqm approx

4 Jess Ct RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  2  2

Price: \$915,000
Method: Sold Before Auction
Date: 27/03/2022
Property Type: House (Res)
Land Size: 668 sqm approx

Account - Philip Webb