

# 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

5 Talofa Avenue, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$960,000

&

\$1,050,000

### Median sale price

Median price

\$910,500

Property Type

House

Suburb

Ringwood East

Period - From

01/01/2020

to

31/03/2020

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 | 37 Alexandra Rd RINGWOOD EAST 3135 | \$975,000 | 04/02/2020   |
| 2 | 4 Bruce Ct RINGWOOD EAST 3135      | \$925,000 | 29/02/2020   |
| 3 | 8 Eastfield Rd RINGWOOD EAST 3135  | \$908,000 | 12/02/2020   |

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:

10/06/2020 13:02



3 2 1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$960,000 - \$1,050,000

**Median House Price**

March quarter 2020: \$910,500

## Comparable Properties



**37 Alexandra Rd RINGWOOD EAST 3135 (VG)** Agent Comments

3 - -

**Price:** \$975,000

**Method:** Sale

**Date:** 04/02/2020

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**4 Bruce Ct RINGWOOD EAST 3135 (REI/VG)** Agent Comments

4 1 2

**Price:** \$925,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House (Res)

**Land Size:** 719 sqm approx



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

3 1 2

**Price:** \$908,000

**Method:** Private Sale

**Date:** 12/02/2020

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 767 sqm approx

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10/06/2020 13:05



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**Median House Price**

March quarter 2020: \$910,500

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