

# 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 2 Alawarra Court, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$750,000 & \$800,000

### Median sale price

Median price \$865,500 Property type House Suburb Ringwood

Period - From 1/7/2019 to 30/9/2019 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
9 Sunhill Avenue, RINGWOOD 3134	\$790,000	9/11/2019
204 Oban Road, RINGWOOD NORTH 3134	\$790,000	28/11/2019
10 Hendra Grove, RINGWOOD 3134	\$780,000	2/11/2019

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: 20/1/2020 11:29

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**Property Type:** House  
**Land Size:** 884 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median House Price**  
September quarter 2019: \$865,500

## Comparable Properties



9 Sunhill Av RINGWOOD 3134 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$790,000  
**Method:** Auction Sale  
**Date:** 09/11/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 818 sqm approx



204 Oban Rd RINGWOOD NORTH 3134 (REI)

**Agent Comments**

3 2 2

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 28/11/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 806 sqm approx



10 Hendra Gr RINGWOOD 3134 (REI)

**Agent Comments**

3 1 1

**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 02/11/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 698 sqm approx

