

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

8/29 SUNBEAM AVENUE RINGWOOD EAST VIC 3135

Indicative selling price

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

Single Price

or range
between

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 1/2 MIRABEL AVENUE RINGWOOD EAST VIC 3135 | \$850,000 | 05-Mar-22 |
| 2/15 WARE CRESCENT RINGWOOD EAST VIC 3135 | \$855,000 | 14-Nov-21 |
| 2/5 KEMPS STREET RINGWOOD EAST VIC 3135 | \$810,000 | 25-Nov-21 |

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 6 months.

This Statement of Information was prepared on: 11 April 2022



1/2 MIRABEL AVENUE RINGWOOD EAST VIC 3135

Sold Price

^{RS} \$850,000 ^{UN}

Sold Date

05-Mar-22

3

2

2

Distance

0.26km



2/15 WARE CRESCENT RINGWOOD EAST VIC 3135

Sold Price

\$855,000

Sold Date

14-Nov-21

3

2

3

Distance

0.36km



2/5 KEMPS STREET RINGWOOD EAST VIC 3135

Sold Price

\$810,000

Sold Date

25-Nov-21

3

2

1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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