## 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

16 Inez Avenue, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$740,000		&		\$800,000			
Median sale pr	rice							
Median price	\$877,000	Pro	operty Type	Hou	se		Suburb	Ringwood
Period - From	01/10/2019	to	30/09/2020		So	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.

Ad	dress of comparable property	Price	Date of sale
1	72 Maidstone St RINGWOOD 3134	\$800,000	12/10/2020
2	48 Viviani Cr HEATHMONT 3135	\$797,000	18/08/2020
3	7 Lee Ct HEATHMONT 3135	\$735,000	17/10/2020

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:

23/11/2020 18:24





Inez Ave



**Property Type:** Agent Comments David Blundell 03 8870 2888 0448 170 152 dblundell@philipwebb.com.au

Indicative Selling Price \$740,000 - \$800,000 Median House Price Year ending September 2020: \$877,000

# **Comparable Properties**



72 Maidstone St RINGWOOD 3134 (REI)

48 Viviani Cr HEATHMONT 3135 (VG)

**6** -



Price: \$800,000 Method: Private Sale Date: 12/10/2020 Property Type: House Land Size: 807 sqm approx Agent Comments



Price: \$797,000 Method: Sale Date: 18/08/2020

Property Type: House (Res) Land Size: 697 sqm approx

**-** 3



7 Lee Ct HEATHMONT 3135 (REI)



Price: \$735,000 Method: Private Sale Date: 17/10/2020 Property Type: House Land Size: 568 sqm approx Agent Comments

Agent Comments

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.