

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 consumer.vic.gov.au/underquoting

Range between \$740,000 & \$800,000

Median sale price

Median price \$877,000 Property Type House Suburb Ringwood

Period - From 01/10/2019 to 30/09/2020 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.

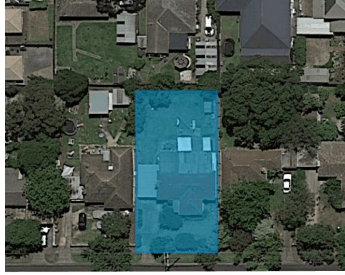
	Address of comparable property	Price	Date of sale
1	72 Maidstone St RINGWOOD 3134	\$800,000	12/10/2020
2	48 Viviani Cr HEATHMONT 3135	\$797,000	18/08/2020
3	7 Lee Ct HEATHMONT 3135	\$735,000	17/10/2020

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



Property Type:

Agent Comments

Comparable Properties



72 Maidstone St RINGWOOD 3134 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 12/10/2020

Property Type: House

Land Size: 807 sqm approx



48 Viviani Cr HEATHMONT 3135 (VG)

Agent Comments



Price: \$797,000

Method: Sale

Date: 18/08/2020

Property Type: House (Res)

Land Size: 697 sqm approx



7 Lee Ct HEATHMONT 3135 (REI)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 17/10/2020

Property Type: House

Land Size: 568 sqm approx