

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 2/29 Loughnan Road, Ringwood Vic 3134

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 \$600,000 & \$650,000

Median sale price

Median price \$550,000 Property type Unit Suburb Ringwood

Period - From 1/10/2018 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
2/37 Avalon Grove, Ringwood North 3134	\$638,000	17/10/2019
33 Grant Crescent West, Ringwood 3134	\$615,000	8/10/2019
1/2a Hobart Street, Ringwood 3134	\$600,000	25/5/2019

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.

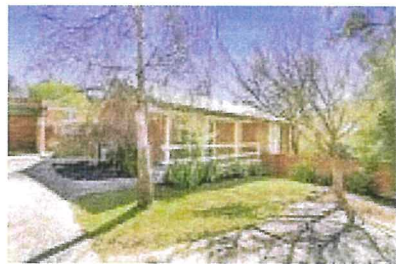
This Statement of Information was prepared on: 28/10/2019 11:10



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
Year ending September 2019: \$550,000

Comparable Properties



2/37 Avalon Gr RINGWOOD NORTH 3134 (REI) **Agent Comments**



Price: \$638,000
Method: Sold Before Auction
Date: 17/10/2019
Rooms: 3
Property Type: House (Res)
Land Size: 371 sqm approx

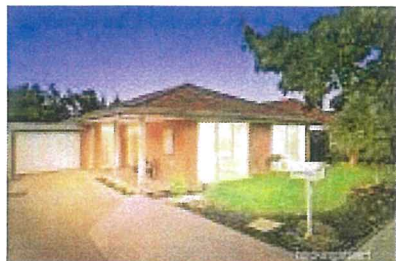


33 Grant Cr.W RINGWOOD 3134 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 08/10/2019
Rooms: 4
Property Type: House (Res)
Land Size: 325 sqm approx



1/2a Hobart St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 4
Property Type: Unit