

# 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 17 Cheong Street, Ringwood East Vic 3135

### 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 \$900,000 & \$990,000

### Median sale price

Median price \$780,000 Property type House Suburb Ringwood East

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
33 Alexandra Road, RINGWOOD EAST 3135	\$985,000	23/11/2019
9 Malcolm Court, RINGWOOD EAST 3135	\$973,800	28/10/2019
23 Fernwood Avenue, RINGWOOD EAST 3135	\$900,000	8/11/2019

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: 4/12/2019 13:13



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**Property Type:** House  
**Land Size:** 760.774 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000

**Median House Price**  
Year ending September 2019: \$780,000

## Comparable Properties



33 Alexandra Rd RINGWOOD EAST 3135 (REI) **Agent Comments**

 4  2  1

**Price:** \$985,000  
**Method:** Auction Sale  
**Date:** 23/11/2019  
**Property Type:** House (Res)  
**Land Size:** 827 sqm approx



9 Malcolm Ct RINGWOOD EAST 3135 (REI) **Agent Comments**

 4  2  2

**Price:** \$973,800  
**Method:** Private Sale  
**Date:** 28/10/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 838 sqm approx



23 Fernwood Av RINGWOOD EAST 3135 (REI) **Agent Comments**

 4  2  2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 08/11/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 560 sqm approx