

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

22 Nestan Drive, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$850,000

Median sale price

Median price \$865,500

Property Type House

Suburb Ringwood

Period - From 01/07/2019

to 30/09/2019

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
1	1 Jacynthe Ct RINGWOOD 3134	\$841,050	29/11/2019
2	5 Melview Dr RINGWOOD NORTH 3134	\$830,000	07/12/2019
3	9 Chesney Dr RINGWOOD 3134	\$813,500	30/11/2019

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:

11/12/2019 16:10



Property Type: House (Previously Occupied - Detached)
Land Size: 668 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
September quarter 2019: \$865,500

Comparable Properties



1 Jacynthe Ct RINGWOOD 3134 (REI)

Agent Comments



Price: \$841,050
Method: Private Sale
Date: 29/11/2019
Property Type: House
Land Size: 828 sqm approx



5 Melview Dr RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$830,000
Method: Auction Sale
Date: 07/12/2019
Rooms: 4
Property Type: House (Res)
Land Size: 706 sqm approx



9 Chesney Dr RINGWOOD 3134 (REI)

Agent Comments



Price: \$813,500
Method: Auction Sale
Date: 30/11/2019
Rooms: 4
Property Type: House (Res)