

# 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

60 Heathwood 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)

Single price

\$845,000

### Median sale price

Median price

\$885,000

Property Type

House

Suburb

Ringwood East

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	1 Highton St RINGWOOD EAST 3135	\$850,000	04/08/2020
2	32 Viviani Cr HEATHMONT 3135	\$841,000	27/11/2020
3	3 Anne Ct HEATHMONT 3135	\$838,000	12/10/2020

**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:

15/12/2020 13:06



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 842 sqm approx

Agent Comments

## Comparable Properties

### 1 Highton St RINGWOOD EAST 3135 (VG)

Agent Comments



**Price:** \$850,000

**Method:** Sale

**Date:** 04/08/2020

**Property Type:** House (Res)

**Land Size:** 845 sqm approx



### 32 Viviani Cr HEATHMONT 3135 (REI)

Agent Comments



**Price:** \$841,000

**Method:** Private Sale

**Date:** 27/11/2020

**Property Type:** House

**Land Size:** 780 sqm approx



### 3 Anne Ct HEATHMONT 3135 (REI)

Agent Comments



**Price:** \$838,000

**Method:** Private Sale

**Date:** 12/10/2020

**Property Type:** House

**Land Size:** 1179 sqm approx