

## 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

26 Lena Grove, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,025,000

Property Type House

Suburb Ringwood

Period - From 01/01/2021

to 31/03/2021

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	37 Illoura Av RINGWOOD EAST 3135	\$941,000	17/04/2021
2	108 Wantirna Rd RINGWOOD 3134	\$982,500	28/03/2021
3	4 City Rd RINGWOOD 3134	\$900,000	19/01/2021

**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:

26/05/2021 12:38



**Property Type:**

Agent Comments

## Comparable Properties



**37 Illoura Av RINGWOOD EAST 3135 (REI)**

Agent Comments



**Price:** \$941,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** House (Res)

**Land Size:** 745 sqm approx



**108 Wantirna Rd RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$982,500

**Method:** Private Sale

**Date:** 28/03/2021

**Property Type:** House

**Land Size:** 862 sqm approx



**4 City Rd RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 19/01/2021

**Property Type:** House (Res)

**Land Size:** 588 sqm approx