

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

10 Raymond Court, Ringwood East Vic 3135

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$885,000 Property Type House Suburb Ringwood East

Period - From 01/10/2019 to 31/12/2019 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	9 Karista Av HEATHMONT 3135	\$868,000	30/11/2019
2	13 Railway Av RINGWOOD EAST 3135	\$828,000	28/11/2019
3	31 Railway Av RINGWOOD EAST 3135	\$825,000	09/12/2019

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:

27/02/2020 09:06



Property Type: House
Land Size: 866.625 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median House Price
December quarter 2019: \$885,000

Comparable Properties



9 Karista Av HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$868,000
Method: Private Sale
Date: 30/11/2019
Property Type: House
Land Size: 700 sqm approx



13 Railway Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$828,000
Method: Sold Before Auction
Date: 28/11/2019
Rooms: 5
Property Type: House (Res)
Land Size: 797 sqm approx



31 Railway Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$825,000
Method: Sold Before Auction
Date: 09/12/2019
Rooms: 4
Property Type: House (Res)
Land Size: 643 sqm approx