

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

2/16 Bronhill Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$850,000

&

\$935,000

Median sale price

Median price \$833,500

House X

Suburb Ringwood East

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/216-220 Warrandyte Rd RINGWOOD NORTH 3134	\$950,000	22/11/2016
1/16 Bronhill Rd RINGWOOD EAST 3135	\$905,000	30/11/2016
1/123 Mount Dandenong Rd RINGWOOD EAST 3135	\$850,000	03/02/2017

2/16 Bronhill Road, Ringwood East Vic 3135

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
Year ending March 2017: \$833,500

Comparable Properties



4/216-220 Warrandyte Rd RINGWOOD NORTH 3134 (REI) Agent Comments



Price: \$950,000
Method: Private Sale
Date: 22/11/2016
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 248 sqm

1/16 Bronhill Rd RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$905,000
Method: Private Sale
Date: 30/11/2016
Rooms: -
Property Type: Townhouse (Res)

1/123 Mount Dandenong Rd RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$850,000
Method: Private Sale
Date: 03/02/2017
Rooms: 5
Property Type: Townhouse (Res)