

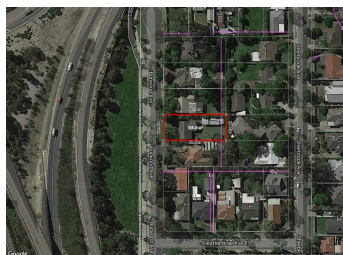
STATEMENT OF INFORMATION

22 BURWOOD AVENUE, RINGWOOD, VIC 3134
PREPARED BY KENNETH OOI , KENNETH OOI, OFFICE PHONE: 430121802



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 BURWOOD AVENUE, RINGWOOD, VIC

3 - -

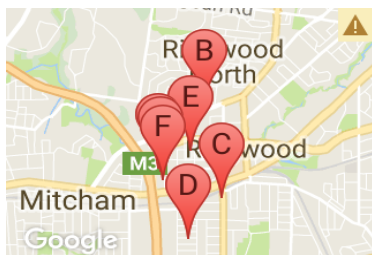
Indicative Selling Price

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

Price Range: \$1,150,000 to \$1,265,000

Provided by: Kenneth Ooi, Kenneth Ooi

MEDIAN SALE PRICE



RINGWOOD, VIC, 3134

Suburb Median Sale Price (House)

\$856,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



6 HEATHERBRAE AVE, RINGWOOD, VIC 3134

3 1 3

Sale Price

Price Withheld

Sale Date: 08/12/2017

Distance from Property: 61m



3 AVALON GR, RINGWOOD NORTH, VIC 3134

3 2 1

Sale Price

Price Withheld

Sale Date: 01/12/2017

Distance from Property: 1.1km



8 WANTIRNA RD, RINGWOOD, VIC 3134

3 1 -

Sale Price

***\$1,182,000**

Sale Date: 28/10/2017

Distance from Property: 930m



This report has been compiled on 05/02/2018 by Kenneth Ooi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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9 INEZ AVE, RINGWOOD, VIC 3134

 3  2  2

Sale Price

\$1,150,000

Sale Date: 28/08/2017

Distance from Property: 1.1km



33 NELSON ST, RINGWOOD, VIC 3134

 4  1  3

Sale Price

***\$1,265,000**

Sale Date: 25/10/2017

Distance from Property: 489m



13 SHERBROOK AVE, RINGWOOD, VIC 3134

 4  2  1

Sale Price

\$1,260,000

Sale Date: 21/10/2017

Distance from Property: 180m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 BURWOOD AVENUE, RINGWOOD, VIC 3134

Indicative selling price

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

Price Range:

\$1,150,000 to \$1,265,000

Median sale price

Median price

\$856,000

House

X

Unit


Suburb

RINGWOOD

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
6 HEATHERBRAE AVE, RINGWOOD, VIC 3134	Price Withheld	08/12/2017
3 AVALON GR, RINGWOOD NORTH, VIC 3134	Price Withheld	01/12/2017
8 WANTIRNA RD, RINGWOOD, VIC 3134	*\$1,182,000	28/10/2017
9 INEZ AVE, RINGWOOD, VIC 3134	\$1,150,000	28/08/2017

33 NELSON ST, RINGWOOD, VIC 3134	*\$1,265,000	25/10/2017
13 SHERBROOK AVE, RINGWOOD, VIC 3134	\$1,260,000	21/10/2017