

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

116 Warrandyte Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

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.

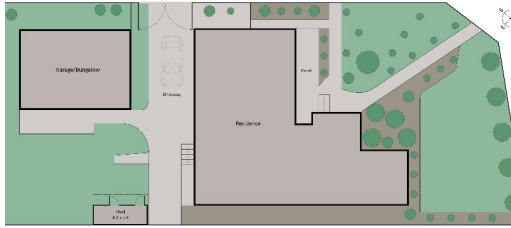
| | Address of comparable property | Price | Date of sale |
|---|------------------------------------|-------------|--------------|
| 1 | 51 Lockhart Rd RINGWOOD NORTH 3134 | \$1,101,111 | 16/06/2021 |
| 2 | 9 Panfield Av RINGWOOD 3134 | \$1,040,000 | 10/04/2021 |
| 3 | 21 Panfield Av RINGWOOD 3134 | \$1,160,000 | 10/04/2021 |

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:

15/07/2021 11:40



Rooms: 7

Property Type: House (Res)

Agent Comments

Comparable Properties



51 Lockhart Rd RINGWOOD NORTH 3134 (REI) **Agent Comments**



Price: \$1,101,111

Method: Private Sale

Date: 16/06/2021

Property Type: House

Land Size: 779 sqm approx



9 Panfield Av RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$1,040,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 754 sqm approx



21 Panfield Av RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,160,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 788 sqm approx