

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 9 Bona Street, Ringwood East Vic 3135

Indicative selling price

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

Single price \$729,950

Median sale price

Median price \$808,500 House X Unit Suburb Ringwood East

Period - From 01/10/2018 to 31/12/2018 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	1 Smithdene Av RINGWOOD EAST 3135	\$758,000	10/09/2018
2	43 Holland Rd RINGWOOD EAST 3135	\$735,000	12/11/2018
3	19 Clegg Av CROYDON 3136	\$725,000	12/10/2018

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.



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Rooms:

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price

\$729,950

Median House Price

December quarter 2018: \$808,500

Comparable Properties



1 Smithdene Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

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Price: \$758,000

Method: Private Sale

Date: 10/09/2018

Rooms: 5

Property Type: House

Land Size: 983 sqm approx



43 Holland Rd RINGWOOD EAST 3135 (REI)

Agent Comments

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Price: \$735,000

Method: Private Sale

Date: 12/11/2018

Rooms: 5

Property Type: House



19 Clegg Av CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$725,000

Method: Sold Before Auction

Date: 12/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 403 sqm approx