

# 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

8 Pinewood Avenue, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$790,000

### Median sale price

Median price \$812,500 Property Type House Suburb Ringwood East

Period - From 01/07/2018 to 30/06/2019 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	29 Edna St HEATHMONT 3135	\$820,000	02/08/2019
2	2 Harriet St HEATHMONT 3135	\$770,000	01/08/2019
3	85 Patterson St RINGWOOD EAST 3135	\$720,000	10/07/2019

**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: 03/10/2019 09:08

8 Pinewood Avenue, Ringwood East Vic 3135



Daniel Bullen

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**Indicative Selling Price**

\$740,000 - \$790,000

**Median House Price**

Year ending June 2019: \$812,500



3 2 1

**Property Type:** House

**Land Size:** 911 sqm approx

Agent Comments

## Comparable Properties



**29 Edna St HEATHMONT 3135 (REI)**

Agent Comments

4 2 -

**Price:** \$820,000

**Method:** Private Sale

**Date:** 02/08/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 1036 sqm approx



**2 Harriet St HEATHMONT 3135 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$770,000

**Method:** Private Sale

**Date:** 01/08/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 887 sqm approx



**85 Patterson St RINGWOOD EAST 3135 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 10/07/2019

**Rooms:** 3

**Property Type:** House

**Land Size:** 715 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.