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

21 Talofa Avenue, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,050,000		&		\$1,150,000			
Median sale price								
Median price	\$1,020,000	Pro	operty Type	Hou	ISE		Suburb	Ringwood East
Period - From	29/01/2024	to	28/01/2025		So	urce	Property	/ Data

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.

Ado	dress of comparable property	Price	Date of sale
1	186 Bedford Rd HEATHMONT 3135	\$1,045,000	26/12/2024
2	5 Langley St RINGWOOD EAST 3135	\$1,180,000	07/12/2024
3	32 Stoda St HEATHMONT 3135	\$1,035,000	13/11/2024

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:

29/01/2025 16:32



21 Talofa Avenue, Ringwood East Vic 3135







Rooms: 7 Property Type: House Land Size: 700 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price 29/01/2024 - 28/01/2025: \$1,020,000

Comparable Properties

186 Bedford Rd HEATHMONT 3135 (REI/VG) 186 Bedford Rd HEATHMONT 3135 (REI/VG)	Agent Comments
5 Langley St RINGWOOD EAST 3135 (REI) 3 2 2 1 Price: \$1,180,000 Method: Auction Sale Date: 07/12/2024 Property Type: House (Res) Land Size: 894 sqm approx	Agent Comments
32 Stoda St HEATHMONT 3135 (REI/VG) 3 2 2 - Price: \$1,035,000 Method: Private Sale Date: 13/11/2024 Property Type: House Land Size: 703 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9735 3300



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