

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

19 Shasta Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$885,000

Property Type House

Suburb Ringwood East

Period - From 01/01/2020

to 31/12/2020

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	3 Wingate Av RINGWOOD EAST 3135	\$1,130,000	17/12/2020
2	11 Loma St RINGWOOD EAST 3135	\$1,118,000	12/12/2020
3	8 Fitzgerald St RINGWOOD EAST 3135	\$1,021,000	06/02/2021

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:

25/02/2021 15:33



 4  2  2

Property Type: House (Res)

Land Size: 684 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending December 2020: \$885,000

Comparable Properties



3 Wingate Av RINGWOOD EAST 3135 (REI/VG) Agent Comments

 5  3  2

Price: \$1,130,000

Method: Private Sale

Date: 17/12/2020

Property Type: House (Res)

Land Size: 985 sqm approx



11 Loma St RINGWOOD EAST 3135 (REI)

Agent Comments

 5  3  -

Price: \$1,118,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 702 sqm approx



8 Fitzgerald St RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  2

Price: \$1,021,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

Land Size: 520 sqm approx