

# 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

1/20 Tooronga Road, 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

\$840,000

&

\$890,000

### Median sale price

Median price

\$780,000

Property Type

House

Suburb

Ringwood East

Period - From

01/10/2018

to

30/09/2019

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	1/29 Sunbeam Av RINGWOOD EAST 3135	\$830,000	09/05/2019
2	24 Ireland St RINGWOOD 3134	\$880,000	21/05/2019
3	2a Thomas St RINGWOOD 3134	\$890,000	03/07/2019

**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:

21/11/2019 11:07



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**Rooms:** 8  
**Property Type:**  
**Land Size:** 389 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$840,000 - \$890,000  
**Median House Price**  
Year ending September 2019: \$780,000

## Comparable Properties

1/29 Sunbeam Av RINGWOOD EAST 3135 (VG) **Agent Comments**

 3    -    -

**Price:** \$830,000  
**Method:** Sale  
**Date:** 09/05/2019  
**Property Type:** Flat/Unit/Apartment (Res)

24 Ireland St RINGWOOD 3134 (VG)

**Agent Comments**

 3    -    -

**Price:** \$880,000  
**Method:** Sale  
**Date:** 21/05/2019  
**Property Type:** House (Res)  
**Land Size:** 318 sqm approx



2a Thomas St RINGWOOD 3134 (REI/VG)

**Agent Comments**

 3    2    2

**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 03/07/2019  
**Rooms:** 5  
**Property Type:** Townhouse (Single)  
**Land Size:** 362 sqm approx