

## 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

7 Bona St, 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 \$800,000 & \$880,000

### 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	51 Highland Blvd RINGWOOD 3134	\$880,000	07/10/2020
2	6 Leonard St RINGWOOD 3134	\$852,000	31/10/2020
3	49 Illoura Av RINGWOOD EAST 3135	\$803,000	26/01/2021

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:

11/03/2021 14:07

7 Bona St, Ringwood East Vic 3135



PhilipWebb

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**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

Year ending December 2020: \$885,000



2 2 4

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 707 sqm approx

Agent Comments

## Comparable Properties



51 Highland Blvd RINGWOOD 3134 (REI)

Agent Comments

4 2 3

**Price:** \$880,000

**Method:** Private Sale

**Date:** 07/10/2020

**Property Type:** House

**Land Size:** 716 sqm approx



6 Leonard St RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 1

**Price:** \$852,000

**Method:** Private Sale

**Date:** 31/10/2020

**Property Type:** House

**Land Size:** 802 sqm approx



49 Illoura Av RINGWOOD EAST 3135 (VG)

Agent Comments

3 - -

**Price:** \$803,000

**Method:** Sale

**Date:** 26/01/2021

**Property Type:** House (Res)

**Land Size:** 506 sqm approx

Account - Philip Webb



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.