

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

12 Zephyr Close, Ringwood Vic 3134

Indicative selling price

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

Range between

\$560,000

&

\$600,000

Median sale price

Median price

\$560,000

House

Unit

X

Suburb

Ringwood

Period - From

01/04/2018

to

31/03/2019

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	3/3-5 Wilana St RINGWOOD 3134	\$588,000	23/03/2019
2	1/9 Bourke St RINGWOOD 3134	\$582,000	09/03/2019
3	2/66 Mt Dandenong Rd RINGWOOD EAST 3135	\$579,000	05/12/2018

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.



Rooms:
Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$560,000 - \$600,000
Median Unit Price
 Year ending March 2019: \$560,000

Comparable Properties



3/3-5 Wilana St RINGWOOD 3134 (REI)

Agent Comments



Price: \$588,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: Unit
Land Size: 154 sqm approx



1/9 Bourke St RINGWOOD 3134 (REI)

Agent Comments



Price: \$582,000
Method: Auction Sale
Date: 09/03/2019
Rooms: -
Property Type: Unit
Land Size: 220 sqm approx



2/66 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$579,000
Method: Private Sale
Date: 05/12/2018
Rooms: -
Property Type: Unit
Land Size: 205 sqm approx