

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 Tooronga Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,060,000 & \$1,150,000

Median sale price

Median price \$900,000 House X Unit Suburb Ringwood East

Period - From 01/10/2017 to 31/12/2017 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	4 Emerald St RINGWOOD 3134	\$1,158,000	12/10/2017
2	19 Eastfield Rd RINGWOOD EAST 3135	\$1,070,000	24/11/2017
3	19 Myrtle Av HEATHMONT 3135	\$1,030,000	07/10/2017

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.



 4  2  2

Rooms:

Property Type: House

Land Size: 702.034 sqm approx

Agent Comments

Indicative Selling Price

\$1,060,000 - \$1,150,000

Median House Price

December quarter 2017: \$900,000

Comparable Properties



4 Emerald St RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,158,000

Method: Sold Before Auction

Date: 12/10/2017

Rooms: -

Property Type: House

Land Size: 668 sqm approx



19 Eastfield Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  4

Price: \$1,070,000

Method: Sold Before Auction

Date: 24/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 844 sqm approx



19 Myrtle Av HEATHMONT 3135 (REI)

Agent Comments

 4  2  1

Price: \$1,030,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 9

Property Type: House (Res)

Land Size: 775 sqm approx