

## 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  
1/33 Loughnan Road, Ringwood Vic 3134

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$660,000

#### Median sale price

Median price \$562,000 House Unit X Suburb Ringwood

Period - From 01/01/2018 to 31/12/2018 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	7 Samuel St RINGWOOD 3134	\$669,500	07/03/2019
2	4/135a Warrandyte Rd RINGWOOD NORTH 3134	\$651,000	05/04/2019
3	2/36 Great Ryrie St RINGWOOD 3134	\$636,500	07/04/2019

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.

1/33 Loughnan Road, Ringwood Vic 3134



3 2 1

**Rooms:**  
**Property Type:** Residential  
**Land Size:** 422 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$660,000  
**Median Unit Price**  
Year ending December 2018: \$562,000

Brimming with qualities that will tempt first home buyers, downsizers, retirees and investors, this property presents impeccably well and is positioned a short walk from Eastland, Norwood Secondary, the local strip shops, Ringwood train station. Eastlink is a short commute down the road. Recently re-carpeted, this split level home offers three bedrooms, plus study/4th bedroom with external access, ensuite and family bathrooms, a bright open plan living and dining area with high ceilings and a neatly tucked away kitchen, together with private access into the single garage and a rear deck.

## Comparable Properties



**7 Samuel St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$669,500  
**Method:** Private Sale  
**Date:** 07/03/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 331 sqm approx



**4/135a Warrandyte Rd RINGWOOD NORTH 3134 (REI)**

**Agent Comments**

3 2 2

**Price:** \$651,000  
**Method:** Sold Before Auction  
**Date:** 05/04/2019  
**Rooms:** 6  
**Property Type:** Unit



**2/36 Great Ryrie St RINGWOOD 3134 (REI)**

**Agent Comments**

3 1 2

**Price:** \$636,500  
**Method:** Private Sale  
**Date:** 07/04/2019  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 335 sqm approx