

## 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

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	29 Towerhill Dr RINGWOOD 3134	\$755,000	13/06/2019
2	10 lan Av RINGWOOD EAST 3135	\$726,000	05/08/2019
3	15 Alvena Cr HEATHMONT 3135	\$720,000	20/04/2019

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.



 3    2    2

**Rooms:**

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

**Land Size:** 766 sqm approx

Agent Comments

**Indicative Selling Price**  
\$700,000 - \$760,000  
**Median House Price**  
June quarter 2019: \$780,500

## Comparable Properties



**29 Towerhill Dr RINGWOOD 3134 (REI)**

Agent Comments

 3    1    2

**Price:** \$755,000

**Method:** Private Sale

**Date:** 13/06/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 629 sqm approx



**10 Ian Av RINGWOOD EAST 3135 (REI)**

Agent Comments

 4    2    2

**Price:** \$726,000

**Method:** Sold After Auction

**Date:** 05/08/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 646 sqm approx



**15 Alvena Cr HEATHMONT 3135 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 20/04/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 757 sqm approx