

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

35 Sunbeam Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$765,000

Property Type House

Suburb Ringwood East

Period - From 22/10/2018

to

21/10/2019

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	15 Wood St RINGWOOD EAST 3135	\$1,135,000	05/10/2019
2	51 Bedford Rd RINGWOOD 3134	\$1,058,800	15/05/2019
3	26 Major St RINGWOOD 3134	\$1,008,000	11/10/2019

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.~~

This Statement of Information was prepared on:

22/10/2019 13:44



Property Type: Development Site (Res)
Land Size: 1020 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
22/10/2018 - 21/10/2019: \$765,000

Comparable Properties



15 Wood St RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$1,135,000
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 957 sqm approx



51 Bedford Rd RINGWOOD 3134 (VG)

Agent Comments



Price: \$1,058,800
Method: Sale
Date: 15/05/2019
Property Type: House (Res)
Land Size: 662 sqm approx



26 Major St RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,008,000
Method: Sold Before Auction
Date: 11/10/2019
Property Type: House
Land Size: 925 sqm approx