

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

10A Heathwood Street, Ringwood East Vic 3135
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Indicative selling price

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

Range between

\$900,000

 &

\$950,000

Median sale price

Median price

\$885,000

 Property Type

House

 Suburb

Ringwood East

Period - From

01/01/2020

 to

31/12/2020

 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.

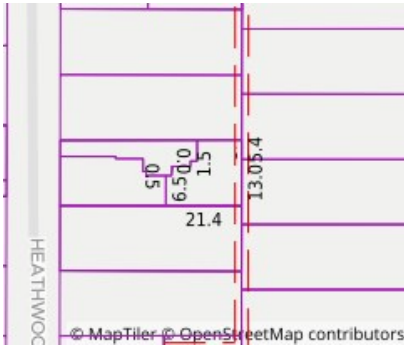
	Address of comparable property	Price	Date of sale
1	8 Hill St RINGWOOD EAST 3135	\$952,000	19/01/2021
2	14a Bedford Ct HEATHMONT 3135	\$930,000	29/01/2021
3	1/104 Great Ryrie St HEATHMONT 3135	\$898,000	31/12/2020

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:

12/04/2021 15:45



Property Type: House (Res)
Land Size: 327 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 Year ending December 2020: \$885,000

Comparable Properties



8 Hill St RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$952,000
Method: Private Sale
Date: 19/01/2021
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 283 sqm approx



14a Bedford Ct HEATHMONT 3135 (REI)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 29/01/2021
Property Type: Townhouse (Single)
Land Size: 397 sqm approx



1/104 Great Ryrie St HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$898,000
Method: Private Sale
Date: 31/12/2020
Rooms: 5
Property Type: Townhouse (Res)