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	18 Isabel Avenue, Ringwood East Vic 3135
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000 & \$950,000	Range between	\$900,000	&	\$950,000
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Median sale price

Median price	\$780,000	Pro	perty Type	House		Suburb	Ringwood East
Period - From	01/10/2018	to	30/09/2019		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

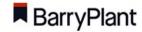
Add	dress of comparable property	Price	Date of sale
1	32 Illoura Av RINGWOOD EAST 3135	\$950,000	31/08/2019
2	2 Coleman St HEATHMONT 3135	\$945,000	13/08/2019
3	2 Raymond Ct RINGWOOD EAST 3135	\$925,000	26/10/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/10/2019 14:17
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Indicative Selling Price \$900,000 - \$950,000 Median House Price Year ending September 2019: \$780,000

Comparable Properties



32 Illoura Av RINGWOOD EAST 3135 (REI/VG) Agent Comments

Price: \$950,000 Method: Private Sale Date: 31/08/2019 Rooms: 4

Property Type: House Land Size: 878 sqm approx



2 Coleman St HEATHMONT 3135 (REI/VG)

- 2 **-**

Price: \$945,000 Method: Private Sale Date: 13/08/2019 Rooms: 6

Property Type: House **Land Size:** 765 sqm approx

Agent Comments



2 Raymond Ct RINGWOOD EAST 3135 (REI)

Price: \$925,000 Method: Auction Sale Date: 26/10/2019

Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



