

# 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

18 Isabel Avenue, Ringwood East Vic 3135

### Indicative selling price

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

Range between \$900,000 & \$950,000

### Median sale price

Median price \$780,000 Property 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	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 comparable properties 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



**Property Type:**  
Agent Comments

**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)** Agent Comments



**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 13/08/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 765 sqm approx



**2 Raymond Ct RINGWOOD EAST 3135 (REI)** Agent Comments



**Price:** \$925,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** House (Res)