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

1 Tweed Street, Ringwood East Vic 3135

Indicative selling price

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

Single price $1,290,000

Median sale price

| Median price | $1,050,000 | Property Type | House | Suburb | Ringwood East |

| Period - From | 01/07/2021 | to | 30/09/2021 | 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	5 Leoni Av HEATHMONT 3135	$1,280,000	30/10/2021
2	16 Lorienne St HEATHMONT 3135	$1,285,000	16/10/2021
3	5 Bondi St RINGWOOD EAST 3135	$1,325,000	13/11/2021

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: 13/12/2021 10:29

4   **1**   **4**

Property Type: House
Land Size: 894 sqm approx

Agent Comments

Indicative Selling Price
$1,290,000
Median House Price
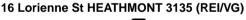September quarter 2021: $1,050,000

Comparable Properties

5 Leoni Av HEATHMONT 3135 (REI)

3   **1**   **2**

Price: $1,280,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments

16 Lorienne St HEATHMONT 3135 (REI/VG)

3   **1**   **1**

Price: $1,285,000
Method: Auction Sale
Date: 16/10/2021
Rooms: 6
Property Type: House (Res)
Land Size: 797 sqm approx

Agent Comments

5 Bondi St RINGWOOD EAST 3135 (REI)

3   **1**   **1**

Price: $1,325,000
Method: Sold Before Auction
Date: 13/11/2021
Property Type: House (Res)
Land Size: 919 sqm approx

Agent Comments

Account - Philip Webb