## 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 Sussex Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	ov.au/	/underquot	ting			
Range betweer	\$780,000		&		\$820,000				
Median sale p	dian sale price								
Median price	\$870,000	Pro	operty Type	Hou	se		Suburb	Ringwood	
Period - From	01/07/2019	to	30/06/2020	)	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4 Wrights Ct RINGWOOD 3134	\$811,000	27/05/2020
2	10 Lee Ct HEATHMONT 3135	\$810,000	09/05/2020
3	69 Great Ryrie St HEATHMONT 3135	\$805,000	17/04/2020

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:

20/08/2020 15:02









Property Type: Development Site (Res) Land Size: 575 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$820,000 Median House Price Year ending June 2020: \$870,000

# **Comparable Properties**



4 Wrights Ct RINGWOOD 3134 (REI/VG)



Price: \$811,000 Method: Private Sale Date: 27/05/2020 Rooms: 5 Property Type: House Land Size: 534 sqm approx Agent Comments

10 Lee Ct HEATHMONT 3135 (VG)

Agent Comments



Price: \$810,000 Method: Sale Date: 09/05/2020 Property Type: House (Res) Land Size: 712 sqm approx



69 Great Ryrie St HEATHMONT 3135 (REI/VG) Agent Comments



Price: \$805,000 Method: Private Sale Date: 17/04/2020 Property Type: House Land Size: 710 sqm approx

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.