## 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

55 Sonia Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$720,000		&		\$790,000			
Median sale pr	ice							
Median price	\$840,525	Pro	operty Type	Hou	se		Suburb	Ringwood
Period - From	01/04/2019	to	31/03/2020		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	2 Cassandra Ct RINGWOOD 3134	\$800,000	28/02/2020
2	9 Sunhill Av RINGWOOD 3134	\$790,000	09/11/2019
3	20 Burlock Av RINGWOOD NORTH 3134	\$785,000	03/04/2020

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:

30/04/2020 12:20







**Property Type:** House **Land Size:** 661 sqm approx Agent Comments Traci Stella 8841 4888 0407 533 281 tracistella@jelliscraig.com.au

Indicative Selling Price \$720,000 - \$790,000 Median House Price Year ending March 2020: \$840,525

# **Comparable Properties**



2 Cassandra Ct RINGWOOD 3134 (REI/VG)



Price: \$800,000 Method: Sold Before Auction Date: 28/02/2020 Property Type: House (Res) Land Size: 785 sqm approx



9 Sunhill Av RINGWOOD 3134 (REI/VG)

Agent Comments

Agent Comments



Price: \$790,000 Method: Auction Sale Date: 09/11/2019 Rooms: 5 Property Type: House (Res) Land Size: 818 sqm approx



20 Burlock Av RINGWOOD NORTH 3134 (VG) Agent Comments



Price: \$785,000 Method: Sale Date: 03/04/2020 Property Type: House (Res) Land Size: 778 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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.