

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 consumer.vic.gov.au/underquoting

Range between \$720,000 & \$790,000

Median sale price

Median price \$840,525 Property Type House Suburb Ringwood

Period - From 01/04/2019 to 31/03/2020 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	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

Comparable Properties



2 Cassandra Ct RINGWOOD 3134 (REI/VG)

Agent Comments



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



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