

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

35 Sonia Street, Ringwood

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,005,000

Property type

House

Suburb

Ringwood

Period -
From

07/01/2021

to

06/01/2022

Source

Realestate.com.au

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 Loughnan Road Ringwood North VIC 3134	\$1,300,000	28/08/21
2. 7 Laurence Grove Ringwood East VIC 3135	\$1,348,000	30/10/21
3. 9 McMahon Court Ringwood North VIC 3134	\$1,360,000	07/08/21

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:

31/01/2022