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	8a Leonard Street, Ringwood Vic 3134

Indicative selling price

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

Single price $999,950

Median sale price

Median price $1,062,000 Property Type House Suburb Ringwood

Period - From 01/04/2021 to 31/03/2022 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	21a Braeside Av RINGWOOD EAST 3135	$1,100,000	21/03/2022
2	2/19 Mines Rd RINGWOOD EAST 3135	$983,000	15/02/2022
3	41 Warrandyte Rd RINGWOOD 3134	$978,000	09/04/2022

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: 17/05/2022 09:15

8a Leonard Street, Ringwood Vic 3134



3 3 2

Property Type: House
Land Size: 228 sqm approx

Agent Comments

Indicative Selling Price
$999,950
Median House Price
Year ending March 2022: $1,062,000

Comparable Properties



21a Braeside Av RINGWOOD EAST 3135 (REI)

3 3 2

Price: $1,100,000
Method: Sold Before Auction
Date: 21/03/2022
Property Type: Townhouse (Res)
Land Size: 491 sqm approx

Agent Comments



2/19 Mines Rd RINGWOOD EAST 3135 (REI/VG)

3 2 2

Price: $983,000
Method: Private Sale
Date: 15/02/2022
Property Type: Townhouse (Single)
Land Size: 324.40 sqm approx

Agent Comments



41 Warrandyte Rd RINGWOOD 3134 (REI)

3 2 1

Price: $978,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 350 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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