

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

4/1b Hearthside Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$649,750 Property Type Unit 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.

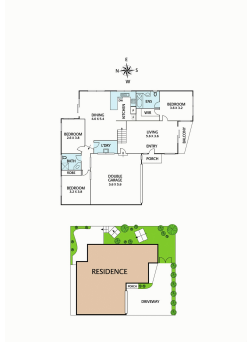
	Address of comparable property	Price	Date of sale
1	4/58 Oliver St RINGWOOD 3134	\$700,000	07/04/2022
2	3/20 Bedford Rd RINGWOOD 3134	\$755,000	11/12/2021
3	19 Wildwood Gr RINGWOOD 3134	\$761,000	19/01/2022

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:

05/05/2022 12:48



 3  2  2

Property Type: Unit

Land Size: 304 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending March 2022: \$649,750

Comparable Properties



4/58 Oliver St RINGWOOD 3134 (REI)

Agent Comments

 3  1  1

Price: \$700,000

Method: Private Sale

Date: 07/04/2022

Property Type: Unit

Land Size: 412 sqm approx



3/20 Bedford Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 2  2  1

Price: \$755,000

Method: Auction Sale

Date: 11/12/2021

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 156 sqm approx



19 Wildwood Gr RINGWOOD 3134 (VG)

Agent Comments

 2  -  -

Price: \$761,000

Method: Sale

Date: 19/01/2022

Property Type: House (Res)

Land Size: 298 sqm approx

Account - Philip Webb