Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Pro	nertv	offered	for	sale
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Address Including suburb and	2/15 John Street, Ringwood North Vic 3134
postcode	

Indicative selling price

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

Range between \$520,000 & \$570,000	Range between	\$520,000	&	\$570,000
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Median sale price

Median price	\$663,000	Pro	perty Type Ur	nit		Suburb	Ringwood North
Period - From	14/09/2018	to	13/09/2019	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	5/18-20 Avalon Gr RINGWOOD NORTH 3134	\$580,000	25/06/2019
2	5/32 Wilana St RINGWOOD 3134	\$553,000	13/06/2019
3	8/139 Warrandyte Rd RINGWOOD NORTH 3134	\$530,000	29/07/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 16	/09/2019
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Nima Goharpey 9842 1477 0437 542 642 ngoharpey@philipwebb.com.au

Indicative Selling Price \$520,000 - \$570,000 **Median Unit Price** 14/09/2018 - 13/09/2019: \$663,000



Rooms: 3

Property Type: Unit Land Size: 226 sqm approx

Agent Comments

Comparable Properties



5/18-20 Avalon Gr RINGWOOD NORTH 3134

(VG)

Price: \$580,000 Method: Sale Date: 25/06/2019 Property Type: Unit



5/32 Wilana St RINGWOOD 3134 (REI/VG)

-2





Price: \$553,000 Method: Private Sale Date: 13/06/2019 Rooms: 3

Property Type: Unit



8/139 Warrandyte Rd RINGWOOD NORTH 3134 Agent Comments

(REI)

1 2

Price: \$530.000 Method: Private Sale Date: 29/07/2019 Property Type: Unit

Land Size: 238 sqm approx

Account - Philip Webb





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.

Agent Comments

Agent Comments