

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/15 John Street, Ringwood North Vic 3134

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$663,000 Property Type Unit Suburb Ringwood North

Period - From 14/09/2018 to 13/09/2019 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	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 comparable properties 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



2 1 1

Rooms: 3

Property Type: Unit

Land Size: 226 sqm approx

Agent Comments

Comparable Properties



5/18-20 Avalon Gr RINGWOOD NORTH 3134 (VG)

Agent Comments

2 - -

Price: \$580,000

Method: Sale

Date: 25/06/2019

Property Type: Unit



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

Agent Comments

2 1 1

Price: \$553,000

Method: Private Sale

Date: 13/06/2019

Rooms: 3

Property Type: Unit



8/139 Warrandyte Rd RINGWOOD NORTH 3134 (REI) Agent Comments

2 1 2

Price: \$530,000

Method: Private Sale

Date: 29/07/2019

Property Type: Unit

Land Size: 238 sqm approx