

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

1/307 Canterbury Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$770,000

&

\$840,000

Median sale price

Median price \$946,500

Property Type Townhouse

Suburb Ringwood

Period - From 24/10/2022

to

23/10/2023

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	2/629 Canterbury Rd VERMONT 3133	\$790,000	18/04/2023
2	52/745-751 Boronia Rd WANTIRNA 3152	\$730,000	26/09/2023
3	24/735-741 Boronia Rd WANTIRNA 3152	\$705,000	13/10/2023

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:

24/10/2023 11:31



 3  2  3

Property Type: Townhouse
(Single)
Land Size: 291 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$840,000
Median Townhouse Price
24/10/2022 - 23/10/2023: \$946,500

Comparable Properties



2/629 Canterbury Rd VERMONT 3133 (REI/VG) **Agent Comments**

 3  1  2

Price: \$790,000
Method: Private Sale
Date: 18/04/2023
Property Type: Unit



52/745-751 Boronia Rd WANTIRNA 3152 (REI) **Agent Comments**

 3  1  2

Price: \$730,000
Method: Private Sale
Date: 26/09/2023
Property Type: Townhouse (Single)



24/735-741 Boronia Rd WANTIRNA 3152 (REI) **Agent Comments**

 3  1  1

Price: \$705,000
Method: Private Sale
Date: 13/10/2023
Property Type: Unit