

Rohan Calder 9877 1855 0422 256 948

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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	2/21 Great Ryrie Street, Ringwood Vic 3134				

Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$620,000	Hou	se	Unit	Х	Su	ıburb	Ringwood
Period - From	01/01/2018	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	2/61 Dublin Rd RINGWOOD EAST 3135	\$630,000	30/04/2018
2	4/27 Railway Av RINGWOOD EAST 3135	\$620,000	20/04/2018
3	4/67 Warrandyte Rd RINGWOOD 3134	\$605,000	02/12/2017

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.

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> **Indicative Selling Price** \$600,000 - \$660,000 **Median Unit Price** March quarter 2018: \$620,000





Rooms: 5

Property Type: Unit Agent Comments

Comparable Properties



2/61 Dublin Rd RINGWOOD EAST 3135 (REI)

-2

Price: \$630,000 Method: Private Sale Date: 30/04/2018 Rooms: 3

Property Type: Unit

Land Size: 151 sqm approx

4/27 Railway Av RINGWOOD EAST 3135 (REI)

Price: \$620,000 Method: Private Sale Date: 20/04/2018 Rooms: -

Property Type: Unit



4/67 Warrandyte Rd RINGWOOD 3134 (REI)

-2

Price: \$605,000 Method: Auction Sale Date: 02/12/2017 Rooms: 3

Property Type: House (Res) Land Size: 262 sqm approx





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Agent Comments

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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.