

## 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&amp;

\$660,000

## Median sale price

Median price \$620,000

House

Unit

X

Suburb

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.

	Address 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.



2 1 2

**Rooms:** 5

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/61 Dublin Rd RINGWOOD EAST 3135 (REI)**

**Agent Comments**

2 1 1

**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)**

**Agent Comments**

2 1 1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 20/04/2018

**Rooms:** -

**Property Type:** Unit



**4/67 Warrandyte Rd RINGWOOD 3134 (REI)**

**Agent Comments**

2 1 2

**Price:** \$605,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 262 sqm approx