

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

2/27 Georges Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$970,000 & \$1,030,000

Median sale price

Median price \$637,500 Property Type Unit Suburb Ringwood

Period - From 01/07/2024 to 30/09/2024 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	2/21 Mullum Mullum Rd RINGWOOD 3134	\$804,000	17/10/2024
2	1/16 Hobart St RINGWOOD 3134	\$950,000	16/10/2024
3	353 Maroondah Hwy RINGWOOD 3134	\$885,000	19/06/2024

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:

29/11/2024 09:43



 4  2  2

Property Type: Unit
Land Size: 326 sqm approx
Agent Comments

Indicative Selling Price
\$970,000 - \$1,030,000
Median Unit Price
September quarter 2024: \$637,500

Comparable Properties



2/21 Mullum Mullum Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  2

Price: \$804,000
Method: Private Sale
Date: 17/10/2024
Property Type: House (Res)
Land Size: 351 sqm approx



1/16 Hobart St RINGWOOD 3134 (REI)

Agent Comments

 3  2  1

Price: \$950,000
Method: Private Sale
Date: 16/10/2024
Property Type: House (Res)
Land Size: 371 sqm approx



353 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$885,000
Method: Private Sale
Date: 19/06/2024
Property Type: House
Land Size: 439 sqm approx

Account - Barry Plant | P: 03 9842 8888