

Statement of Information

Multiple residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb or
locality and postcode

1, 2 & 4/49 Heatherdale Road, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
U1 2Bedrooms	\$650,000	Or range between		&	
U2 2Bedrooms	\$650,000	Or range between		&	
U4 2Bedrooms	\$SOLD	Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$650,500

Suburb or locality

Ringwood

Period - From

01/10/2020

to

30/09/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
U1 2Bedrooms	2/8 Tarrangower Av MITCHAM 3132	\$740,000	01/10/2021
	18 Zephyr CI RINGWOOD 3134	\$650,000	01/10/2021

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
U2 2Bedrooms	2/8 Tarrangower Av MITCHAM 3132	\$740,000	01/10/2021
	18 Zephyr CI RINGWOOD 3134	\$650,000	01/10/2021

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
U4 2Bedrooms	2/8 Tarrangower Av MITCHAM 3132	\$740,000	01/10/2021
	18 Zephyr CI RINGWOOD 3134	\$650,000	01/10/2021

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on:

03/12/2021 16:32