

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

5/28-30 Thomas Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Ringwood

Period - From 01/07/2020

to 30/09/2020

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 | 3/14 Wenwood St RINGWOOD EAST 3135 | \$670,000 | 17/10/2020 |
| 2 | 3/34 Andrew St RINGWOOD 3134 | \$668,500 | 09/10/2020 |
| 3 | 1/1 Browns Av RINGWOOD 3134 | \$660,000 | 27/06/2020 |

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:

26/10/2020 12:34



Property Type: Unit
Agent Comments

Comparable Properties



3/14 Wenwood St RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 17/10/2020
Property Type: Unit
Land Size: 200 sqm approx



3/34 Andrew St RINGWOOD 3134 (REI)

Agent Comments



Price: \$668,500
Method: Private Sale
Date: 09/10/2020
Property Type: Unit
Land Size: 193 sqm approx

1/1 Browns Av RINGWOOD 3134 (VG)

Agent Comments



Price: \$660,000
Method: Sale
Date: 27/06/2020
Property Type: Strata Unit/Flat