

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 1, 23 & 33/44-46 Bond Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$480,000 & \$500,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Ringwood

Period - From 18/07/2021 to 17/07/2022 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	105/42a Nelson St RINGWOOD 3134	\$509,000	27/05/2022
2	13/44-46 Bond St RINGWOOD 3134	\$485,000	13/07/2022
3			

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: 18/07/2022 15:05



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Property Type:
Agent Comments

Indicative Selling Price
\$480,000 - \$500,000
Median Unit Price
18/07/2021 - 17/07/2022: \$610,000

Comparable Properties



105/42a Nelson St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$509,000
Method: Private Sale
Date: 27/05/2022
Property Type: Apartment



13/44-46 Bond St RINGWOOD 3134 (REI)

Agent Comments

2 2 1

Price: \$485,000
Method: Private Sale
Date: 13/07/2022
Property Type: Apartment

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.