

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

2/338 Canterbury Road, Ringwood Vic 3134

Indicative selling price

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

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$649,750

Property Type

Unit

Suburb

Ringwood

Period - From

01/04/2021

to

31/03/2022

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	4/338 Canterbury Rd RINGWOOD 3134	\$852,500	10/04/2022
2	6/163-165 Wantirna Rd RINGWOOD 3134	\$841,200	21/04/2022
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:

30/04/2022 14:45



Property Type: Unit
Agent Comments

Indicative Selling Price

\$790,000 - \$860,000

Median Unit Price

Year ending March 2022: \$649,750

Comparable Properties



4/338 Canterbury Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$852,500

Method: Private Sale

Date: 10/04/2022

Property Type: Unit

Land Size: 285 sqm approx



6/163-165 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$841,200

Method: Auction Sale

Date: 21/04/2022

Property Type: Unit

Land Size: 266 sqm approx

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.

Account - Philip Webb