

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

52 Ford Street Ringwood VIC 3134

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price& \$900,000 \$990,000
between

Median sale price

(*Delete house or unit as applicable)

Median Price \$859,000 Property type House Suburb Ringwood
Period-from 01 Dec 2019 to 30 Nov 2020 Source Corelogic

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 6 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
15 Erica Crescent Heathmont VIC 3135	\$946,000	16-Jul-20
127 Dublin Road Ringwood East VIC 3135	-	27-Aug-20
13 Howship Court Ringwood East VIC 3135	\$999,999	24-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 14 December 2020



15 Erica Crescent Heathmont VIC 3135

3 2 2

Sold Price

\$946,000

Sold Date

16-Jul-20

Distance

1.02km



127 Dublin Road Ringwood East VIC 3135

3 2 2

Sold Price

- Sold Date **27-Aug-20**

Distance

1.13km



13 Howship Court Ringwood East VIC 3135

3 2 2

Sold Price

^{RS} **\$999,999**

Sold Date

24-Oct-20

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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