

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 1/15-17 Arlington Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$551,500 House Unit X Suburb Ringwood

Period - From 01/04/2019 to 30/06/2019 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	1/7-9 Barkly St RINGWOOD 3134	\$504,000	22/06/2019
2	3/40 Andrew St RINGWOOD 3134	\$503,000	17/06/2019
3	4/95 Ringwood St RINGWOOD 3134	\$495,000	14/07/2019

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.



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Rooms:
Property Type: Unit
Land Size: 155 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median Unit Price
June quarter 2019: \$551,500

Comparable Properties



1/7-9 Barkly St RINGWOOD 3134 (REI)

Agent Comments

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Price: \$504,000
Method: Private Sale
Date: 22/06/2019
Rooms: 4
Property Type: Unit



3/40 Andrew St RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$503,000
Method: Private Sale
Date: 17/06/2019
Rooms: 3
Property Type: Unit
Land Size: 188 sqm approx



4/95 Ringwood St RINGWOOD 3134 (REI)

Agent Comments

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Price: \$495,000
Method: Private Sale
Date: 14/07/2019
Rooms: 3
Property Type: Unit
Land Size: 194 sqm approx