

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

1/66 Warrandyte Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$605,000 & \$655,000

Median sale price

Median price \$598,550 House Unit X Suburb Ringwood

Period - From 01/04/2017 to 30/06/2017 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	1/14 Paxton St RINGWOOD 3134	\$655,000	12/08/2017
2	2/26 Oliver St RINGWOOD 3134	\$653,000	07/08/2017
3	4/13-15 Bardia St RINGWOOD 3134	\$630,000	11/07/2017

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.~~

1/66 Warrandyte Road, Ringwood Vic 3134

carter

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Indicative Selling Price

\$605,000 - \$655,000

Median Unit Price

June quarter 2017: \$598,550



2 1 2

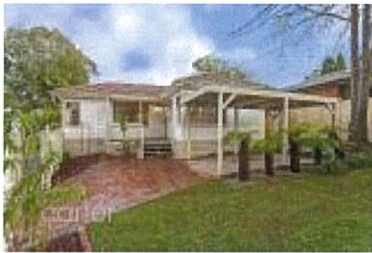
Rooms:

Property Type: Unit

Land Size: 376 approx. sqm
approx

Agent Comments

Comparable Properties



1/14 Paxton St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$655,000

Method: Auction Sale

Date: 12/08/2017

Rooms: -

Property Type: Unit

Land Size: 306 sqm approx



2/26 Oliver St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$653,000

Method: Private Sale

Date: 07/08/2017

Rooms: -

Property Type: Unit



4/13-15 Bardia St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 11/07/2017

Rooms: 3

Property Type: Unit