

# 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

16 Henry Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$935,000

### Median sale price

Median price \$1,000,000 Property Type House Suburb Ringwood

Period - From 14/08/2023 to 13/08/2024 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	34 Daisy St HEATHMONT 3135	\$845,000	30/06/2024
2	4 Norfolk Av RINGWOOD 3134	\$926,500	21/02/2024
3	48 Daisy St HEATHMONT 3135	\$935,000	14/02/2024

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:

14/08/2024 11:36



5 1 1

**Property Type:** House  
**Land Size:** 604 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$935,000  
**Median House Price**  
14/08/2023 - 13/08/2024: \$1,000,000

## Comparable Properties



34 Daisy St HEATHMONT 3135 (REI)

**Agent Comments**

3 1 1

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 30/06/2024  
**Property Type:** House (Res)  
**Land Size:** 753 sqm approx



4 Norfolk Av RINGWOOD 3134 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$926,500  
**Method:** Private Sale  
**Date:** 21/02/2024  
**Property Type:** House  
**Land Size:** 557 sqm approx



48 Daisy St HEATHMONT 3135 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 14/02/2024  
**Property Type:** House  
**Land Size:** 756 sqm approx

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802