### 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

19/15 New Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$440,000		&		\$470,000				
Median sale price									
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Ringwood	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	17/2-4 Acacia Ct RINGWOOD 3134	\$454,000	17/09/2024
2	15/15 New St RINGWOOD 3134	\$465,000	28/06/2024
3	1/15 New St RINGWOOD 3134	\$470,000	03/06/2024

OR

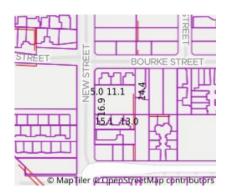
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

19/11/2024 10:42



# McGrath





**Property Type:** Strata Unit/Flat Agent Comments

Chris Manolopoulos 03 9877 1277 0439 478 825 chrismanolopoulos@mcrath.com.au

Indicative Selling Price \$440,000 - \$470,000 Median Unit Price Year ending September 2024: \$640,000

## **Comparable Properties**

	17/2-4 Acacia Ct RINGWOOD 3134 (REI)   1 1	Agent Comments
(creation	15/15 New St RINGWOOD 3134 (REI/VG) 2 1 1 Price: \$465,000 Method: Private Sale Date: 28/06/2024 Property Type: Apartment	Agent Comments
	1/15 New St RINGWOOD 3134 (REI/VG)   1   2 1   Price: \$470,000   Method: Private Sale   Date: 03/06/2024   Property Type: Apartment	Agent Comments

#### Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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