

9870 6211 0409 896 540 ttalarico@carter.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Section 4/F	AF OI THE ESTATE	Agents Act 1900		
Property offered for	sale						
Address Including suburb and postcode	3/23-25 Wilana	a Street, Ringwo	ood Vic 3134				
Indicative selling price	се						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between \$525,	000	&	\$545,000				
Median sale price							
Median price \$630,45	50 House	U	nit X	Suburb	Ringwood		
Period - From 01/07/2	017 to 30	0/09/2017	Source	REIV			
Comparable property	sales (*Delet	te A or B belo	w as applicat	ble)			
	estate agent or			ne property for sale ers to be most con			

Ad	dress of comparable property	Price	Date of sale	
1	5/4 William St RINGWOOD 3134	\$530,300	03/10/2017	
2	2/33-35 Bond St RINGWOOD 3134	\$525,000	06/12/2017	
3	1/34 Campbell St HEATHMONT 3135	\$525,000	15/07/2017	

OR

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

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Indicative Selling Price \$525,000 - \$545,000 **Median Unit Price** September quarter 2017: \$630,450





Property Type: Unit

Land Size: 111.127 sqm approx

Agent Comments

## Comparable Properties



5/4 William St RINGWOOD 3134 (REI)

2





Price: \$530,300 Method: Private Sale Date: 03/10/2017

Rooms:

Property Type: Unit

Agent Comments



2/33-35 Bond St RINGWOOD 3134 (REI)

2





Price: \$525,000 Method: Private Sale Date: 06/12/2017

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Land Size: 139 sqm approx

Agent Comments



1/34 Campbell St HEATHMONT 3135 (REI)





2

Price: \$525,000 Method: Auction Sale Date: 15/07/2017

Rooms: 4 Property Type: Unit **Agent Comments** 

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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