

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:

2/8 Kirk Street, Ringwood.

INDICATIVE SELLING PRICE (For the meaning of this price see consumeraffairs.vic.gov.au/underquoting)

Range between \$540,000 and \$594,000

MEDIAN SALE PRICE

Median price: \$596,000

Property type: Unit

Suburb: Ringwood

Period from 1 January 2017 to 31 March 2017

Source: REIV

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of the comparable property	Price	Date of sale
6/6-8 Nelson Street, Ringwood 3134	\$540,000	20/03/2017
3/5-7 Barkly Street, Ringwood 3134	\$543,000	08/04/2017
3/26 Greenwood Avenue, Ringwood 3134	\$598,500	01/04/2017

Barry Plant Ringwood

Shop 34, Ringwood Square SC
Ringwood, Vic, 3134
(03) 9870 5555

Generated: 01 May 2017

Statement of information for residential property.

PREPARED FOR 2/8 Kirk Street, Ringwood

TYPE Unit LAND

2 BED 1 BATH 1 CAR 3 ROOMS

AGENT COMMENTS

INDICATIVE SELLING PRICE

\$540,000 - \$594,000

MEDIAN UNIT PRICE

March quarter 2017: \$596,000

Comparable sales.



Ringwood 6/6-8 Nelson Street

PRICE \$540,000
SALE DATE 23 March 2017
METHOD Private Sale
TYPE Unit

AGENT COMMENTS

2 BED

1 BATH

1 CAR



Ringwood 3/5-7 Barkly Street

PRICE \$543,000
SALE DATE 08 April 2017
METHOD Auction
TYPE Unit

AGENT COMMENTS

2 BED

1 BATH

1 CAR



Ringwood 3/26 Greenwood Ave

PRICE \$598,500
SALE DATE 01 April 2017
METHOD Auction
TYPE Unit

AGENT COMMENTS

2 BED

1 BATH

1 CAR

Generated: 01 May 2017

Source: REIV propertydata.com.au. 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.