

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

6 Garden Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$1,025,000

Property Type House

Suburb Ringwood

Period - From 01/01/2021

to

31/03/2021

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	28 Great Ryrie St RINGWOOD 3134	\$880,000	22/05/2021
2	88 Maidstone St RINGWOOD 3134	\$960,000	01/05/2021
3	85a Viviani Cr HEATHMONT 3135	\$930,000	16/04/2021

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:

01/06/2021 15:42



 3  2  1

Rooms: 6

Property Type: House (Res)

Land Size: 394 sqm approx

Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

March quarter 2021: \$1,025,000

Comparable Properties



28 Great Ryrie St RINGWOOD 3134 (REI)

Agent Comments

 3  1  1

Price: \$880,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 381 sqm approx



88 Maidstone St RINGWOOD 3134 (REI)

Agent Comments

 3  2  1

Price: \$960,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 598 sqm approx



85a Viviani Cr HEATHMONT 3135 (REI/VG)

Agent Comments

 3  2  2

Price: \$930,000

Method: Private Sale

Date: 16/04/2021

Property Type: House

Land Size: 455 sqm approx