

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

3/2 Yarmouth Street, Ringwood Vic 3134

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$658,000

Property Type

Unit

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	9a Surrey St RINGWOOD 3134	\$780,000	21/01/2021
2	6/35-39 Bourke St RINGWOOD 3134	\$795,000	26/02/2021
3	5a Notlen St RINGWOOD 3134	\$820,000	05/11/2020

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:

22/04/2021 19:19



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median Unit Price
March quarter 2021: \$658,000

Comparable Properties



9a Surrey St RINGWOOD 3134 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 21/01/2021
Rooms: 6
Property Type: Townhouse (Single)
Land Size: 215 sqm approx



6/35-39 Bourke St RINGWOOD 3134 (REI)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 26/02/2021
Property Type: Townhouse (Single)
Land Size: 195 sqm approx

5a Notlen St RINGWOOD 3134 (VG)

Agent Comments



Price: \$820,000
Method: Sale
Date: 05/11/2020
Property Type: Flat/Unit/Apartment (Res)
Land Size: 219 sqm approx