

# 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

2/7 Collett Avenue, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$935,000

### Median sale price

Median price

\$856,500

Property Type

Townhouse

Suburb

Ringwood

Period - From

14/08/2020

to

13/08/2021

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	3/28 Holland Rd RINGWOOD EAST 3135	\$900,000	03/05/2021
2			
3			

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:

14/08/2021 14:49



 4  2  4

**Rooms:** 9

**Property Type:** Townhouse (Res)

**Land Size:** 204 sqm approx

Agent Comments

**Indicative Selling Price**

\$850,000 - \$935,000

**Median Townhouse Price**

14/08/2020 - 13/08/2021: \$856,500

## Comparable Properties

3/28 Holland Rd RINGWOOD EAST 3135 (VG)

Agent Comments

 4  -  -

**Price:** \$900,000

**Method:** Sale

**Date:** 03/05/2021

**Property Type:** Flat/Unit/Apartment (Res)

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.

Account - Philip Webb