## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	24/15 New Street, Ringwood Vic 3134
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$455,000	&	\$480,000
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#### Median sale price

Median price	\$625,500	Pro	perty Type U	nit		Suburb	Ringwood
Period - From	01/10/2024	to	31/12/2024	So	ource	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

Address of comparable property		Price	Date of sale
1	20/15 New St RINGWOOD 3134	\$399,999	31/01/2025
2	104/21 Bourke St RINGWOOD 3134	\$520,000	15/10/2024
3	30/2-4 Acacia Ct RINGWOOD 3134	\$490,000	09/10/2024

#### 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.

This Statement of Information was prepared on:	31/01/2025 13:40









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$455,000 - \$480,000 Median Unit Price December quarter 2024: \$625,500

# Comparable Properties

20/15 New St RINGWOOD 3134 (REI)

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1

**a** 

**Agent Comments** 

**Price:** \$399,999 **Method:** 

Date: 31/01/2025

Property Type: Apartment

104/21 Bourke St RINGWOOD 3134 (REI/VG)

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**\** 1

**Agent Comments** 

Price: \$520,000 Method: Private Sale Date: 15/10/2024

Property Type: Apartment



30/2-4 Acacia Ct RINGWOOD 3134 (REI)

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Price: \$490,000 Method: Private Sale Date: 09/10/2024 Property Type: Unit



λ.

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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