

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

14 City Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$990,900 Property Type House Suburb Ringwood

Period - From 01/07/2022 to 30/06/2023 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	8 Bennett Av HEATHMONT 3135	\$1,360,000	29/08/2023
2	10 Arlington St RINGWOOD 3134	\$1,340,000	01/07/2023
3	9 Irvine St MITCHAM 3132	\$1,200,000	27/07/2023

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:

06/09/2023 16:49

14 City Road, Ringwood Vic 3134

McGrath

Allan Fang
0423522749
allanfang@mcgrath.com.au



3 1 1

Property Type: House (Res)
Land Size: 1186 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending June 2023: \$990,900

Comparable Properties



8 Bennett Av HEATHMONT 3135 (REI)

Agent Comments

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Price: \$1,360,000
Method: Private Sale
Date: 29/08/2023
Property Type: House
Land Size: 921 sqm approx



10 Arlington St RINGWOOD 3134 (VG)

Agent Comments

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Price: \$1,340,000
Method: Sale
Date: 01/07/2023
Property Type: Development Site (Res)
Land Size: 1004 sqm approx



9 Irvine St MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$1,200,000
Method: Private Sale
Date: 27/07/2023
Property Type: House
Land Size: 1207 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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