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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$990,900	Pro	operty Type	Hou	se		Suburb	Ringwood
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Add	dress 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

Mc**Grath**

Allan Fang 0423522749 allanfang@mcgrath.com.au





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)



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



10 Arlington St RINGWOOD 3134 (VG)

Agent Comments



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)

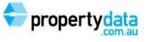


Agent Comments

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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