

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

49A Heywood Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Ringwood

Period - From 01/07/2020

to

30/09/2020

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	1 Browns Av RINGWOOD 3134	\$660,000	27/06/2020
2	30 Andrew St RINGWOOD 3134	\$652,000	17/12/2020
3	213 Canterbury Rd HEATHMONT 3135	\$650,000	20/11/2020

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:

18/12/2020 17:21



 2  1  1

Property Type: House
Land Size: 264 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
September quarter 2020: \$635,000

Comparable Properties



1 Browns Av RINGWOOD 3134 (REI)

Agent Comments

 3  1  1

Price: \$660,000
Method: Auction Sale
Date: 27/06/2020
Rooms: 5
Property Type: House (Res)
Land Size: 384 sqm approx



30 Andrew St RINGWOOD 3134 (REI)

Agent Comments

 2  1  -

Price: \$652,000
Method: Auction Sale
Date: 17/12/2020
Property Type: House
Land Size: 403 sqm approx



213 Canterbury Rd HEATHMONT 3135 (REI)

Agent Comments

 3  1  2

Price: \$650,000
Method: Private Sale
Date: 20/11/2020
Property Type: House