

# 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

37/37 William Street, 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 \$740,000 & \$800,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Ringwood

Period - From 01/10/2020 to 31/12/2020 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                              | 5/37 William St RINGWOOD 3134  | \$860,000 | 11/01/2021   |
| 2                              | 43/37 William St RINGWOOD 3134 | \$740,000 | 13/11/2020   |
| 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:

26/02/2021 10:43

37/37 William Street, Ringwood Vic 3134



John Stack

9908 5700

0402 443 312

johnstack@jellisrcraig.com.au

**Indicative Selling Price**

\$740,000 - \$800,000

**Median Unit Price**

December quarter 2020: \$610,000



3 2 2

**Property Type:** House (Res)

**Land Size:** 246 sqm approx

Agent Comments

## Comparable Properties



**5/37 William St RINGWOOD 3134 (REI)**

Agent Comments

4 2 2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 11/01/2021

**Property Type:** Townhouse (Single)

**Land Size:** 285 sqm approx



**43/37 William St RINGWOOD 3134 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$740,000

**Method:** Private Sale

**Date:** 13/11/2020

**Property Type:** Townhouse (Single)

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** - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.