

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

27 Arlington Street, Ringwood Vic 3134

Indicative selling price

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

Single price

\$1,400,000

Median sale price

Median price

\$1,025,000

Property Type

House

Suburb

Ringwood

Period - From

01/01/2021

to

31/03/2021

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	48 Barkly St RINGWOOD 3134	\$1,350,000	15/05/2021
2	1 Illoura Av RINGWOOD EAST 3135	\$1,350,000	01/05/2021
3	6 Kirk St RINGWOOD 3134	\$1,325,000	20/03/2021

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:

01/06/2021 10:43



 3  1  1

Rooms: 6
Property Type: House (Res)
Land Size: 936 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000
Median House Price
March quarter 2021: \$1,025,000

Comparable Properties



48 Barkly St RINGWOOD 3134 (REI)

Agent Comments

 4  2  1

Price: \$1,350,000
Method: Auction Sale
Date: 15/05/2021
Rooms: 5
Property Type: House (Res)
Land Size: 944 sqm approx



1 Illoura Av RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 981 sqm approx



6 Kirk St RINGWOOD 3134 (REI)

Agent Comments

 2  1  2

Price: \$1,325,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 993 sqm approx