### 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

4 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	\$800,000		&		\$880,000			
Median sale pr	rice							
Median price	\$877,000	Pro	operty Type	Hou	se		Suburb	Ringwood
Period - From	01/10/2019	to	30/09/2020		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	40 Greenwood Av RINGWOOD 3134	\$920,000	14/07/2020
2	85 Maidstone St RINGWOOD 3134	\$900,000	12/12/2020
3	16 Inez Av RINGWOOD 3134	\$895,000	19/12/2020

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:

23/12/2020 14:37



4 City Road, Ringwood Vic 3134

# **M**c**Grath**





Property Type: House (Res) Land Size: 588 sqm approx Agent Comments Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

Indicative Selling Price \$800,000 - \$880,000 Median House Price Year ending September 2020: \$877,000

## **Comparable Properties**



40 Greenwood Av RINGWOOD 3134 (VG)

85 Maidstone St RINGWOOD 3134 (REI)

2

**6** 2



Price: \$920,000 Method: Sale Date: 14/07/2020 Property Type: House (Res) Land Size: 596 sqm approx

Agent Comments

Agent Comments



Price: \$900,000 Method: Auction Sale Date: 12/12/2020 Property Type: House Land Size: 584 sgm approx

-

16 Inez Av RINGWOOD 3134 (REI)



Agent Comments

Price: \$895,000 Method: Auction Sale Date: 19/12/2020 Rooms: 6 Property Type: House (Res) Land Size: 670 sqm approx

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



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.