

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$877,000

Property Type House

Suburb Ringwood

Period - From 01/10/2019

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	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



3 1 2

**Property Type:** House (Res)

**Land Size:** 588 sqm approx

Agent Comments

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

Year ending September 2020: \$877,000

## Comparable Properties



**40 Greenwood Av RINGWOOD 3134 (VG)**

Agent Comments

3 - -

**Price:** \$920,000

**Method:** Sale

**Date:** 14/07/2020

**Property Type:** House (Res)

**Land Size:** 596 sqm approx



**85 Maidstone St RINGWOOD 3134 (REI)**

Agent Comments

4 2 2

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** House

**Land Size:** 584 sqm approx



**16 Inez Av RINGWOOD 3134 (REI)**

Agent Comments

3 2 2

**Price:** \$895,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 670 sqm approx