

# 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

3/48-50 Ford Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$595,000

### Median sale price

Median price

\$649,500

Property Type

Unit

Suburb

Ringwood

Period - From

01/01/2024

to

31/03/2024

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	3/2 Ford St RINGWOOD 3134	\$652,000	04/03/2024
2	2/12 Barkly St RINGWOOD 3134	\$605,000	19/04/2024
3	2/2 Arlington St RINGWOOD 3134	\$484,000	15/05/2024

**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:

27/05/2024 11:22



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**Property Type:** Unit  
**Land Size:** 164 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$595,000  
**Median Unit Price**  
March quarter 2024: \$649,500

## Comparable Properties

3/2 Ford St RINGWOOD 3134 (VG)

**Agent Comments**

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**Price:** \$652,000  
**Method:** Sale  
**Date:** 04/03/2024  
**Property Type:** Flat/Unit/Apartment (Res)



2/12 Barkly St RINGWOOD 3134 (REI)

**Agent Comments**

 2    1    2

**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 19/04/2024  
**Property Type:** Unit



2/2 Arlington St RINGWOOD 3134 (REI)

**Agent Comments**

 2    1    1

**Price:** \$484,000  
**Method:** Private Sale  
**Date:** 15/05/2024  
**Property Type:** Unit  
**Land Size:** 124 sqm approx

**Account - Barry Plant** | P: 03 9842 8888