

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

3/32 Barkly Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$460,000 & \$495,000

Median sale price

Median price \$572,750 Property Type Unit Suburb Ringwood

Period - From 01/04/2020 to 30/06/2020 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	6/37 Nelson St RINGWOOD 3134	\$496,000	24/03/2020
2	6/25 Railway Av RINGWOOD EAST 3135	\$487,500	24/06/2020
3	2/28 Oliver St RINGWOOD 3134	\$485,000	01/04/2020

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:

24/08/2020 12:19



Property Type:
Agent Comments

Indicative Selling Price
\$460,000 - \$495,000
Median Unit Price
June quarter 2020: \$572,750

Comparable Properties



6/37 Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$496,000
Method: Private Sale
Date: 24/03/2020
Property Type: Apartment



6/25 Railway Av RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$487,500
Method: Private Sale
Date: 24/06/2020
Rooms: 3
Property Type: Unit



2/28 Oliver St RINGWOOD 3134 (REI)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 01/04/2020
Property Type: Unit
Land Size: 94 sqm approx