

# 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

1/2 Sussex Street, 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 \$645,000 & \$705,000

### Median sale price

Median price \$610,000

Property Type Unit

Suburb Ringwood

Period - From 31/08/2021

to 30/08/2022

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	36 Greenwood Av RINGWOOD 3134	\$690,000	09/03/2022
2	1/16 Heather Gr RINGWOOD 3134	\$665,000	20/08/2022
3	2/16 Heather Gr RINGWOOD 3134	\$652,000	20/08/2022

**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:

31/08/2022 15:09

Peter Moulden

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**Indicative Selling Price**

\$645,000 - \$705,000

**Median Unit Price**

31/08/2021 - 30/08/2022: \$610,000



 2  1  1

**Rooms:** 3

**Property Type:** House

Agent Comments

## Comparable Properties



**36 Greenwood Av RINGWOOD 3134 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$690,000

**Method:** Private Sale

**Date:** 09/03/2022

**Property Type:** House

**Land Size:** 277 sqm approx



**1/16 Heather Gr RINGWOOD 3134 (REI)**

Agent Comments

 2  1  1

**Price:** \$665,000

**Method:** Auction Sale

**Date:** 20/08/2022

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 236 sqm approx



**2/16 Heather Gr RINGWOOD 3134 (REI)**

Agent Comments

 2  1  1

**Price:** \$652,000

**Method:** Auction Sale

**Date:** 20/08/2022

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 266 sqm approx