# 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

4/338 Canterbury Road, Ringwood Vic 3134

#### Indicative selling price

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Single price \$868,000

#### Median sale price

Median price	\$650,500	Pro	operty Type Unit	t		Suburb	Ringwood
Period - From	01/01/2021	to	31/12/2021	Soι	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	1/338 Canterbury Rd RINGWOOD 3134	\$885,000	01/02/2022
2	3/39 Campbell St HEATHMONT 3135	\$866,000	21/10/2021
3	4/34-36 Marlborough Rd HEATHMONT 3135	\$855,000	02/12/2021

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:

26/03/2022 18:08









Rooms: 6 Property Type: Unit Land Size: 285 sqm approx Agent Comments Indicative Selling Price \$868,000 Median Unit Price Year ending December 2021: \$650,500

# **Comparable Properties**



1/338 Canterbury Rd RINGWOOD 3134 (REI) Agent Comments



Price: \$885,000 Method: Private Sale Date: 01/02/2022 Property Type: Unit Land Size: 396 sqm approx



3/39 Campbell St HEATHMONT 3135 (REI/VG) Agent Comments



Price: \$866,000 Method: Auction Sale Date: 21/10/2021 Property Type: Unit

4/34-36 Marlborough Rd HEATHMONT 3135 (REI)

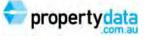
Agent Comments



Price: \$855,000 Method: Sold Before Auction Date: 02/12/2021 Rooms: 5 Property Type: Unit Land Size: 316 sqm approx

#### Account - Philip Webb





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