

# 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

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

Single price

\$868,000

### Median sale price

Median price

\$650,500

Property Type

Unit

Suburb

Ringwood

Period - From

01/01/2021

to

31/12/2021

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	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



 3    2    2

**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**

 3    2    2

**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**

 3    2    2

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



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

**Agent Comments**

 3    2    2

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

**Account** - Philip Webb