

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

6 Sussex Street, Ringwood Vic 3134

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$1,153,000

Property Type

House

Suburb

Ringwood

Period - From

01/04/2022

to

30/06/2022

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	9 Great Ryrie St RINGWOOD 3134	\$1,205,000	16/05/2022
2	3 David St RINGWOOD 3134	\$1,006,000	27/07/2022
3	14 Adrian Ct HEATHMONT 3135	\$1,000,000	08/03/2022

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:

30/07/2022 12:16



Property Type:
Agent Comments

Indicative Selling Price
\$950,000
Median House Price
June quarter 2022: \$1,153,000

Comparable Properties



9 Great Ryrie St RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,205,000
Method: Private Sale
Date: 16/05/2022
Property Type: House
Land Size: 859 sqm approx



3 David St RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,006,000
Method: Private Sale
Date: 27/07/2022
Property Type: House
Land Size: 864 sqm approx



14 Adrian Ct HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 08/03/2022
Property Type: House
Land Size: 884 sqm approx

Account - Philip Webb