Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/15 New Street, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$450,000		&		\$490,000					
Median sale p	rice									
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Ringwood		
Period - From	01/10/2023	to	30/09/2024		So	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.

Ade	dress of comparable property	Price	Date of sale
1	61/280 Maroondah Hwy RINGWOOD 3134	\$450,000	14/11/2024
2	15/15 New St RINGWOOD 3134	\$465,000	28/06/2024
3	39/280 Maroondah Hwy RINGWOOD 3134	\$462,500	22/06/2024

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:

25/11/2024 10:49



Mc**Grath**

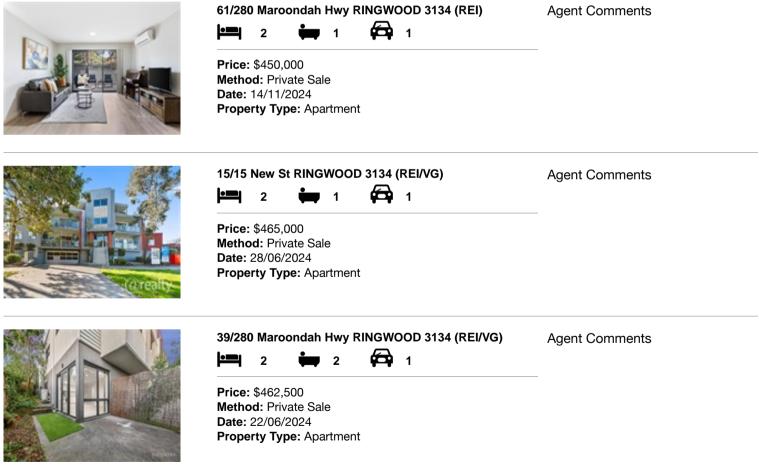




Property Type: Unit Agent Comments James Lewis 03 9877 1277 0418 343 091 jameslewis@mcgrath.com.au

Indicative Selling Price \$450,000 - \$490,000 Median Unit Price Year ending September 2024: \$640,000

Comparable Properties



Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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