

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

13/74 Warrandyte Road, Ringwood Vic 3134

Indicative selling price

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

Range between

\$250,000

&

\$275,000

Median sale price

Median price

\$581,000

Property Type

Unit

Suburb

Ringwood

Period - From

01/10/2019

to

30/09/2020

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	7/74 Warrandyte Rd RINGWOOD 3134	\$247,500	23/08/2020
2			
3			

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:

07/12/2020 14:36



Property Type: Retirement Village
Individual Flat/Unit
Agent Comments

Indicative Selling Price
\$250,000 - \$275,000
Median Unit Price
Year ending September 2020: \$581,000

Comparable Properties



7/74 Warrandyte Rd RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$247,500
Method: Private Sale
Date: 23/08/2020
Rooms: 2
Property Type: Retirement Village Individual
Flat/Unit

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.