

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 2/26 Oliver Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$595,000

&

\$625,000

Median sale price

Median price \$598,550

House

Unit

X

Suburb Ringwood

Period - From 01/04/2017

to

30/06/2017

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		
2		
3		

OR



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.

2/26 Oliver Street, Ringwood Vic 3134

carter

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Indicative Selling Price

\$595,000 - \$625,000

Median Unit Price

June quarter 2017: \$598,550



🛏 2 🛏 1 🚗 1

Rooms:

Property Type: Unit

Land Size: 328 approx sqm
approx

Agent Comments

Comparable Properties

Based on verbal communication from potential buyers, we no longer believe our prior estimate to be reasonable. Our new estimate reflects current buyer interest levels and is not based on comparable sales.