

# 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

7a Great Ryrie Street, Ringwood Vic 3134

### Indicative selling price

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

Range between \$690,000

&

\$750,000

### Median sale price

Median price \$640,000

Property Type Unit

Suburb Ringwood

Period - From 01/10/2021

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	3/15 Wattle Av RINGWOOD 3134	\$742,100	20/10/2021
2	1/14 Myrtle Av HEATHMONT 3135	\$735,000	07/08/2021
3	81a New St RINGWOOD 3134	\$725,000	07/08/2021

**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:

28/01/2022 11:16



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**Rooms:** 4

**Property Type:** Unit

**Land Size:** 483 sqm approx

Agent Comments

**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

December quarter 2021: \$640,000

## Comparable Properties



**3/15 Wattle Av RINGWOOD 3134 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$742,100

**Method:** Private Sale

**Date:** 20/10/2021

**Property Type:** Unit



**1/14 Myrtle Av HEATHMONT 3135 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$735,000

**Method:** Auction Sale

**Date:** 07/08/2021

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 348 sqm approx



**81a New St RINGWOOD 3134 (VG)**

Agent Comments

2 - -

**Price:** \$725,000

**Method:** Sale

**Date:** 07/08/2021

**Property Type:** House (Res)

**Land Size:** 335 sqm approx