



## **STATEMENT OF INFORMATION**

APARTMENT 06 - 3/5 HEATHERBRAE AVENUE, RINGWOOD, VIC 3134  
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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### APARTMENT 06 - 3/5 HEATHERBRAE

2 2 1

#### Indicative Selling Price

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

Single Price: **\$580,000**

## MEDIAN SALE PRICE



### RINGWOOD, VIC, 3134

Suburb Median Sale Price (Unit)

**\$544,050**

01 October 2016 to 30 September 2017

Provided by:

## COMPARABLE PROPERTIES

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.



### 2/2 WILLIAM ST, RINGWOOD, VIC 3134

2 1 1

Sale Price

**Price Withheld**

Sale Date: 09/10/2017

Distance from Property: 1.1km



### 2/7 PEARWOOD ST, RINGWOOD, VIC 3134

2 1 1

Sale Price

**\$650,000**

Sale Date: 29/06/2017

Distance from Property: 1.8km



### 3/28 OLIVER ST, RINGWOOD, VIC 3134

2 1 1

Sale Price

**\*\$593,000**

Sale Date: 23/10/2017

Distance from Property: 1.8km



This report has been compiled on 04/12/2017 by Nandana Peiris. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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1 NELSON ST, RINGWOOD, VIC 3134

 2  2  1

Sale Price

**\*\$628,000**

Sale Date: 02/10/2017

Distance from Property: 815m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

APARTMENT 06 - 3/5 HEATHERBRAE AVENUE, RINGWOOD, VIC 3134

Indicative selling price

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

Single Price:

\$580,000

Median sale price

Median price

\$544,050

House

Unit


Suburb

RINGWOOD

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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 |
|-------------------------------------|----------------|--------------|
| 2/2 WILLIAM ST, RINGWOOD, VIC 3134  | Price Withheld | 09/10/2017   |
| 2/7 PEARWOOD ST, RINGWOOD, VIC 3134 | \$650,000      | 29/06/2017   |
| 3/28 OLIVER ST, RINGWOOD, VIC 3134  | *\$593,000     | 23/10/2017   |
| 1 NELSON ST, RINGWOOD, VIC 3134     | *\$628,000     | 02/10/2017   |