

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

1/16 Heather Grove, Ringwood Vic 3134

Indicative selling price

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

Range between \$630,000

&

\$690,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Ringwood

Period - From 01/04/2022

to 30/06/2022

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	1/34 Sherbrook Av RINGWOOD 3134	\$675,000	07/05/2022
2	2/109 New St RINGWOOD 3134	\$655,000	27/07/2022
3	2/1 Wildwood Gr RINGWOOD 3134	\$631,000	31/05/2022

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:

11/08/2022 16:06



 2  1  1

Property Type: Unit
Land Size: 236 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median Unit Price
June quarter 2022: \$600,000

Comparable Properties



1/34 Sherbrook Av RINGWOOD 3134 (REI/VG) **Agent Comments**

 2  1  1

Price: \$675,000
Method: Auction Sale
Date: 07/05/2022
Property Type: Unit
Land Size: 306 sqm approx



2/109 New St RINGWOOD 3134 (REI) **Agent Comments**

 2  1  1

Price: \$655,000
Method: Auction Sale
Date: 27/07/2022
Property Type: Unit
Land Size: 306 sqm approx



2/1 Wildwood Gr RINGWOOD 3134 (VG) **Agent Comments**

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Price: \$631,000
Method: Sale
Date: 31/05/2022
Property Type: Flat/Unit/Apartment (Res)