

## 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

4/66 Warrandyte Road, 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 \$440,000

&

\$480,000

### Median sale price

Median price \$551,500

Property Type Unit

Suburb Ringwood

Period - From 01/04/2019

to

30/06/2019

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	104/14 Reynolds Av RINGWOOD 3134	\$485,000	18/03/2019
2	107/2 Churchill St RINGWOOD 3134	\$460,000	18/07/2019
3	9/94-96 Oban Rd RINGWOOD NORTH 3134	\$440,000	22/03/2019

**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:

16/09/2019

4/66 Warrandyte Road, Ringwood Vic 3134



PhilipWebb

William Wong

03 8870 2888

0433 318 883

wwong@philipwebb.com.au

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

June quarter 2019: \$551,500



2 1 1

**Property Type:** Unit

**Land Size:** 159 sqm approx

**Agent Comments**

## Comparable Properties

104/14 Reynolds Av RINGWOOD 3134 (VG)

**Agent Comments**

2 - -

**Price:** \$485,000

**Method:** Sale

**Date:** 18/03/2019

**Property Type:** Strata Unit/Flat



107/2 Churchill St RINGWOOD 3134 (REI/VG)

**Agent Comments**

2 2 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 18/07/2019

**Rooms:** 4

**Property Type:** Apartment



9/94-96 Oban Rd RINGWOOD NORTH 3134 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 22/03/2019

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 154 sqm approx

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.