

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 3/11 Yarmouth Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$770,000 & \$847,000

Median sale price

Median price \$658,000 Property Type Unit Suburb Ringwood

Period - From 01/01/2021 to 31/03/2021 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	2/2 Yarmouth St RINGWOOD 3134	\$923,500	20/02/2021
2	37/37 William St RINGWOOD 3134	\$858,000	27/03/2021
3	4/163-165 Wantirna Rd RINGWOOD 3134	\$758,000	06/02/2021

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: 28/04/2021 18:47



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$770,000 - \$847,000
Median Unit Price
March quarter 2021: \$658,000

Comparable Properties



2/2 Yarmouth St RINGWOOD 3134 (REI)

Agent Comments



Price: \$923,500
Method: Auction Sale
Date: 20/02/2021
Property Type: Townhouse (Res)
Land Size: 246 sqm approx



37/37 William St RINGWOOD 3134 (REI)

Agent Comments



Price: \$858,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Townhouse (Res)
Land Size: 247 sqm approx



4/163-165 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$758,000
Method: Auction Sale
Date: 06/02/2021
Property Type: Townhouse (Res)
Land Size: 260 sqm approx