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	10 Bardia Street, Ringwood Vic 3134

Indicative selling price

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

Range between $1,150,000 & $1,265,000

Median sale price

Median price	$1,040,000	Property Type	House	Suburb	Ringwood
Period - From	01/04/2021	to 30/06/2021		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	8 Sherbrook Av RINGWOOD 3134	$1,280,000	30/04/2021
2	46 Sherbrook Av RINGWOOD 3134	$1,221,000	12/06/2021
3	19 Marwarra St RINGWOOD EAST 3135	$1,120,000	02/10/2021

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: 06/10/2021 20:04

3 **-**

Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,265,000
Median House Price
June quarter 2021: $1,040,000

Comparable Properties

8 Sherbrook Av RINGWOOD 3134 (REI)

3 **1** **1**

Price: $1,280,000
Method: Private Sale
Date: 30/04/2021
Property Type: House (Res)
Land Size: 702 sqm approx

Agent Comments

46 Sherbrook Av RINGWOOD 3134 (REI)

3 **1** **1**

Price: $1,221,000
Method: Auction Sale
Date: 12/06/2021
Property Type: House (Res)
Land Size: 753 sqm approx

Agent Comments

19 Marwarra St RINGWOOD EAST 3135 (REI)

3 **1** **1**

Price: $1,120,000
Method: Auction Sale
Date: 02/10/2021
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments

Account - Philip Webb