

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

1/1 Great Ryrie Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$637,500 Property Type Unit Suburb Ringwood

Period - From 01/07/2024 to 30/09/2024 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	2/16 Alexandra Rd RINGWOOD EAST 3135	\$757,000	09/08/2024
2	33b Bourke St RINGWOOD 3134	\$760,000	04/06/2024
3	1/9 Northwood St RINGWOOD EAST 3135	\$955,000	18/05/2024

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:

18/11/2024 15:38



 3  1  1

Property Type: Unit
Land Size: 182 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
September quarter 2024: \$637,500

Comparable Properties



2/16 Alexandra Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  2  1

Price: \$757,000
Method: Private Sale
Date: 09/08/2024
Property Type: Unit



33b Bourke St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  1

Price: \$760,000
Method: Private Sale
Date: 04/06/2024
Property Type: Unit
Land Size: 223 sqm approx



1/9 Northwood St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  1  2

Price: \$955,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888