Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1/1 Great Ryrie Street, Ringwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$637,500	Pro	perty Type Un	it		Suburb	Ringwood
Period - From	01/07/2024	to	30/09/2024	So	ource	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

	aress of comparable property	1 1100	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



Date of sale







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

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



33b Bourke St RINGWOOD 3134 (REI/VG)

Agent Comments

Agent Comments

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)

Price: \$955,000

Method: Auction Sale Date: 18/05/2024 Property Type: Unit

Account - Barry Plant | P: 03 9842 8888





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