

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

3/10A Reynolds Avenue, Ringwood Vic 3134

Indicative selling price

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

Single price

\$749,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Ringwood

Period - From

01/04/2023

to

31/03/2024

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	3/16 Oliver St RINGWOOD 3134	\$800,000	01/03/2024
2	4/17 Nelson St RINGWOOD 3134	\$795,000	22/11/2023
3	2/12 Paxton St RINGWOOD 3134	\$786,000	21/02/2024

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:

11/05/2024 16:33



 3  1  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$749,000

Median Unit Price

Year ending March 2024: \$645,000

Comparable Properties



3/16 Oliver St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  2

Price: \$800,000

Method: Private Sale

Date: 01/03/2024

Property Type: Unit



4/17 Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  2

Price: \$795,000

Method: Private Sale

Date: 22/11/2023

Property Type: Unit



2/12 Paxton St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  2

Price: \$786,000

Method: Private Sale

Date: 21/02/2024

Property Type: Unit