

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

7/49-51 Heathmont Road, Ringwood Vic 3134

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$610,833

Property Type

Unit

Suburb

Ringwood

Period - From

01/01/2022

to

31/03/2022

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	8/344 Maroondah Hwy RINGWOOD 3134	\$425,000	03/05/2022
2	9/74 Warrandyte Rd RINGWOOD 3134	\$420,000	30/03/2022
3	14/74 Warrandyte Rd RINGWOOD 3134	\$405,000	09/04/2022

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:

06/06/2022 13:30



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
March quarter 2022: \$610,833

Comparable Properties



8/344 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$425,000
Method: Private Sale
Date: 03/05/2022
Property Type: Townhouse (Single)



9/74 Warrandyte Rd RINGWOOD 3134 (VG)

Agent Comments

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Price: \$420,000
Method: Sale
Date: 30/03/2022
Property Type: Retirement Village Individual Flat/Unit



14/74 Warrandyte Rd RINGWOOD 3134 (VG)

Agent Comments

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Price: \$405,000
Method: Sale
Date: 09/04/2022
Property Type: Retirement Village Individual Flat/Unit