## 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	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$400,000		&		\$440,000			
Median sale pr	rice							
Median price	\$610,833	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ad	dress 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

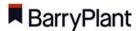
OR

**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









**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)



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

9/74 Warrandyte Rd RINGWOOD 3134 (VG) Agent

Agent Comments

Agent Comments



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

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

#### Account - Barry Plant | P: 03 9842 8888





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