

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

35/14-20 Reynolds Avenue, Ringwood Vic 3134

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Ringwood

Period - From

01/04/2022

to

31/03/2023

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	109/21 Bourke St RINGWOOD 3134	\$403,000	07/03/2023
2	505/1a Nelson St RINGWOOD 3134	\$390,000	28/02/2023
3	10/7 Bourke St RINGWOOD 3134	\$388,000	25/01/2023

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:

01/05/2023 10:42

35/14-20 Reynolds Avenue, Ringwood Vic 3134

**Jellis
Craig**

Sharyn de Vries

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Indicative Selling Price

\$385,000

Median Unit Price

Year ending March 2023: \$595,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



109/21 Bourke St RINGWOOD 3134 (REI/VG)

Agent Comments

1 1 1

Price: \$403,000

Method: Private Sale

Date: 07/03/2023

Property Type: Apartment

Land Size: 70 sqm approx



505/1a Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments

1 1 1

Price: \$390,000

Method: Auction Sale

Date: 28/02/2023

Property Type: Apartment

Land Size: 58.20 sqm approx



10/7 Bourke St RINGWOOD 3134 (REI)

Agent Comments

1 1 1

Price: \$388,000

Method: Private Sale

Date: 25/01/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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