## 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

4/48-50 Ford Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$530,000		&		\$580,000					
Median sale pr	rice									
Median price	\$655,250	Pro	operty Type	Unit			Suburb	Ringwood		
Period - From	01/07/2020	to	30/06/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	4/8-10 Thomas St RINGWOOD 3134	\$590,000	17/06/2021
2	3/80 Warrandyte Rd RINGWOOD 3134	\$573,000	27/05/2021
3	4/25 Arlington St RINGWOOD 3134	\$540,000	04/05/2021

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:

29/09/2021 17:29









Rooms: 4 Property Type: Unit Agent Comments

**Indicative Selling Price** \$530,000 - \$580,000 **Median Unit Price** Year ending June 2021: \$655,250

# **Comparable Properties**



4/8-10 Thomas St RINGWOOD 3134 (REI)



Date: 17/06/2021 Property Type: Unit

Price: \$590,000 Method: Private Sale

3/80 Warrandyte Rd RINGWOOD 3134 (REI)

Agent Comments

Agent Comments





Price: \$573,000 Method: Sold Before Auction Date: 27/05/2021 Rooms: 3 Property Type: Unit Land Size: 217 sqm approx

4/25 Arlington St RINGWOOD 3134 (REI/VG)



Agent Comments



Price: \$540,000 Method: Private Sale Date: 04/05/2021 Property Type: Unit

#### Account - Philip Webb



propertydata

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