

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 between \$530,000 & \$580,000

Median sale price

Median price \$655,250 Property Type Unit Suburb Ringwood

Period - From 01/07/2020 to 30/06/2021 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	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



 2
  1
  1

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)

Agent Comments

 2
  1
  1

Price: \$590,000
Method: Private Sale
Date: 17/06/2021
Property Type: Unit



3/80 Warrandyte Rd RINGWOOD 3134 (REI)

Agent Comments

 2
  1
  1

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

 2
  1
  1

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

Account - Philip Webb