

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and postcode 1 & 2/370 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units		Lower price		Higher price
Unit 1 – 3 bed 2 bath 2 garage	Or range between	\$720,000	&	\$760,000
Unit 2 – 3 bed 2 bath 2 carport	Or range between	\$720,000	&	\$760,000

Suburb unit median sale price

Median price	\$573,000	Suburb	Ringwood
Period - From	01/04/2020	To	30/06/2020
Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit

Unit 1	B. The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Unit 2	2/5 Garden Street, Ringwood Vic 3134	\$780,000	03/08/2020
	3/68 Wonga Road, Ringwood Vic 3134	\$770,000	30/07/2020
	2/2 Garden Street, Ringwood Vic 3134	\$780,000	12/05/2020

This Statement of Information was prepared on:

16-11-2020