

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

5/65-67 Ringwood 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 \$585,000 Property Type Unit Suburb Ringwood

Period - From 29/07/2020 to 28/07/2021 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	3/80 Warrandyte Rd RINGWOOD 3134	\$573,000	27/05/2021
2	1/29 Arlington St RINGWOOD 3134	\$530,000	21/04/2021
3	6/27-29 Bourke St RINGWOOD 3134	\$565,000	13/04/2021

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:

29/07/2021 20:35



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Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
29/07/2020 - 28/07/2021: \$585,000

Comparable Properties



3/80 Warrandyte Rd RINGWOOD 3134 (REI)

Agent Comments

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



1/29 Arlington St RINGWOOD 3134 (VG)

Agent Comments

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Price: \$530,000
Method: Sale
Date: 21/04/2021
Property Type: Flat/Unit/Apartment (Res)



6/27-29 Bourke St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$565,000
Method: Private Sale
Date: 13/04/2021
Rooms: 3
Property Type: Unit
Land Size: 141 sqm approx