Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/27 Georges Road, Ringwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$	625,500	Pro	perty Type	Unit		Suburb	Ringwood
Period - From 0	1/10/2024	to	31/12/2024		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

1	2/21 Mullum Mullum Rd RINGWOOD 3134	\$804,000	17/10/2024
2	1/16 Hobart St RINGWOOD 3134	\$950,000	16/10/2024
3	353 Maroondah Hwy RINGWOOD 3134	\$885,000	19/06/2024

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:	19/02/2025 09:38



Date of sale







Property Type: Unit **Land Size:** 326 sqm approx

Agent Comments

Indicative Selling Price \$995,000 Median Unit Price December quarter 2024: \$625,500

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.

Comparable Properties



2/21 Mullum Mullum Rd RINGWOOD 3134 (REI/VG)

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Price: \$804,000 Method: Private Sale Date: 17/10/2024

Property Type: House (Res) Land Size: 351 sqm approx

Agent Comments



1/16 Hobart St RINGWOOD 3134 (REI/VG)

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Agent Comments

Price: \$950,000 Method: Private Sale Date: 16/10/2024

Property Type: House (Res) **Land Size:** 371 sqm approx



353 Maroondah Hwy RINGWOOD 3134 (REI/VG)

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Price: \$885,000 Method: Private Sale Date: 19/06/2024 Property Type: House Land Size: 439 sqm approx

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Agent Comments





Account - Barry Plant | P: 03 9842 8888

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