

# 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

41 Ford Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$987,500

Property Type House

Suburb Ringwood

Period - From 01/07/2022

to

30/09/2022

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	10 Andrew St RINGWOOD 3134	\$902,000	03/09/2022
2	6 Sussex St RINGWOOD 3134	\$950,000	03/08/2022
3	3 David St RINGWOOD 3134	\$1,006,000	20/07/2022

**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:

09/12/2022 15:53



 4  1  1

**Property Type:** House  
**Land Size:** 842 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
September quarter 2022: \$987,500

## Comparable Properties



**10 Andrew St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$902,000  
**Method:** Private Sale  
**Date:** 03/09/2022  
**Property Type:** House  
**Land Size:** 835 sqm approx



**6 Sussex St RINGWOOD 3134 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 03/08/2022  
**Property Type:** House (Res)  
**Land Size:** 860 sqm approx



**3 David St RINGWOOD 3134 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,006,000  
**Method:** Private Sale  
**Date:** 20/07/2022  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx