

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

8/33 Arlington Street, Ringwood Vic 3134

Indicative selling price

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

Single price

\$635,000

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Ringwood

Period - From

16/09/2018

to

15/09/2019

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 | 6/33 Arlington St RINGWOOD 3134 | \$670,000 | 20/08/2019 |
| 2 | 5 Zephyr Cl RINGWOOD 3134 | \$600,000 | 13/06/2019 |
| 3 | | | |

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:

16/09/2019



Property Type:
Agent Comments

Indicative Selling Price

\$635,000

Median Unit Price

16/09/2018 - 15/09/2019: \$535,000

Comparable Properties

6/33 Arlington St RINGWOOD 3134 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 20/08/2019

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 177 sqm approx



5 Zephyr CI RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 13/06/2019

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 154 sqm approx

This is a brand new 2 bedrooms double storey townhouse. There are not many similar developments in the Ringwood area. Hence there are not many direct comparable sales data available.