# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 8/33 Arlington Street, Ringwood Vic 3134

#### Indicative selling price

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

Single price \$635,000

#### Median sale price

| Median price  | \$535,000  | Pro | perty Type Unit | :     | Suburb | Ringwood |
|---------------|------------|-----|-----------------|-------|--------|----------|
| Period - From | 16/09/2018 | to  | 15/09/2019      | Sourc | e 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress 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**<sup>\*</sup> 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)<br>2 1 1 1<br>Price: \$670,000<br>Method: Private Sale<br>Date: 20/08/2019<br>Rooms: 4<br>Property Type: Townhouse (Res)<br>Land Size: 177 sqm approx | Agent Comments |
|---|----------------|
| 5 Zephyr Cl RINGWOOD 3134 (REI/VG)<br>2 1 1 1<br>Price: \$600,000<br>Method: Private Sale<br>Date: 13/06/2019<br>Rooms: 3<br>Property Type: Townhouse (Single)<br>Land Size: 154 sqm approx | Agent Comments |

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

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.