REAL ESTATE SELLING EXPERTS PTY LTD ABN: 20635971836 Agent No: 082057L T/A @realty Level 31/120 Collins Street Melbourne VIC 3000

Tel: 1300 299 377 Fax: 07 5592 0900 Agent No: 082057L

Email: bruceung@atrealty.com.au

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STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Unit offered Includir		286 Maroondah Hwy,	Ringwood Vic 3134			
Indicative se	elling price					
For the meaning	g of this price see consume	er.vic.gov.au/underquo	oting (*Delete single p	orice or range as	appl	licable)
	nit type or class One bedroom units	Single price		Lower price		Higher price
Unit No.1 (4 Be	drooms Townhouse)	\$1,088,800	_ Or r ange between	\$*	- &	\$
Unit No.2 (3 Be	drooms Townhouse)	\$846,800	_ Or r ange between	\$*	- &-	\$
Unit No.3 (3 Be	drooms Townhouse)	\$848,800	_ Or r ange between	\$*	_&	\$
Unit No.4 (3 Be	drooms Townhouse)	\$876,800	_ Or r ange between	\$*	_&	\$
Unit No.5(3 Be	drooms Townhouse)	\$873,800	Or r ange between	\$*	-&-	\$
	Additional e	entries may be include	ed or attached as req	uired.		
Suburb unit	median sale price					
Median price	\$622,499	Suburb <u>F</u>	RINGWOOD			
Period - From	01 October 202 To 31 M	arch 2022 Source <u>F</u>	Pricefinder			

Comparable property sales (*Delete A or B below as applicable)

A*	These are the details of the three units that the estate agent or agent's representative considers to be most
_	These are the details of the timee drifts that the estate agent of agent s representative considers to be most
	comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold
	Comparable to the unit for sale. These units must be of the same type of class as the unit for sale, been sold
	within the last six months, and located within two kilometres of the unit for sale.
	within the last six months, and located within two knometres of the drift for saic.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:	28/04/2022
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Address 1-13/ 284-2 Including suburb and postcode	286 Maroondah Hwy,	Ringwood Vic 3134		
Indicative selling price				
For the meaning of this price see consume	er.vic.gov.au/underquo	oting (*Delete single pric	e or range as app	licable)
Unit type or class e.g. One bedroom units	Single price	l	_ower price	Higher price
Unit No.6 (3 Bedrooms Townhouse)	\$906,600	Or r ange between _\$* _	&	\$
Unit No.7 (3 Bedrooms Townhouse)	\$918,800	Or range between _\$*	&	\$
Unit No.8 (3 Bedrooms Townhouse)	\$899,900	Or r ange between \$*	<u></u> &	\$
Unit No.9 (3 Bedrooms Townhouse)	\$899,900	Or range between _\$*	<u>&</u>	\$
Unit No.10 (3 Bedrooms Townhouse)	\$899,900	Or range between \$*	<u></u> &	\$
Additional e	entries may be include	ed or attached as require	ed.	
Suburb unit median sale price				
Median price \$\$622,499	Suburb F	RINGWOOD		
Suburb unit median sale price Median price \$\$622,499	·		5 u .	

	o the unit for sale. These units must be of the t six months, and located within two kilometre		ne unit for sale, been s
Within the las	r six months, and located within two knometre	s of the drift for sale.	
Jnit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	
Init type or class .g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	
			•
Init type or class .g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	
			·
	Address of comparable unit	Price	Date of sale
	Address of comparable unit	Price \$	Date of sale
			Date of sale
Unit type or class E.g. One bedroom units	1	\$	Date of sale
	1 2	\$	Date of sale
g. One bedroom units	1 2	\$	Date of sale
g. One bedroom units	1 2 3	\$ \$ \$	
- -	1 2 3 Address of comparable unit	\$ \$ Price	

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Sections 47AF of the Estate Agents Act 1980

Unit offered	l for sale				
Includi	Address 1-13/ 284-2 ing suburb and postcode	86 Maroondah Hwy,	Ringwood Vic 3134		
Indicative s	elling price				
For the meanin	ng of this price see consume	r.vic.gov.au/underquo	oting (*Delete single pr	rice or range as a	applicable)
	Init type or class One bedroom units	Single price		Lower price	Higher price
Unit No.11 (3 E	Bedrooms Townhouse)	\$899,900	_ Or r ange between _ \$) *	<u> </u>
Unit No.12 (3 E	Bedrooms Townhouse)	\$899,900	Or r ange between)* 	<u> </u>
Unit No.13 (3 E	Bedrooms Townhouse)	\$929,800	Or r ange between)*	& \$
			Or r ange between	<u>`</u>	& \$
			– Or r ange between ∜)*	& \$
	Additional e	entries may be include	– ed or attached as requ	ired.	
Suburb unit	t median sale price				
Median price	\$\$622,499	Suburb <u>F</u>	RINGWOOD		
Period - From	01 October 202 To 31 Ma	arch 2022 Source F	Pricefinder		

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	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit t E.g. O	ype or class ne bedroom units	Address of comparable unit	Price)	Date of sale
		1	\$		
		2	\$		
		3	\$		

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of information was prepared on. 20/04/2022	This Statement of Information was prepared on:	28/04/2022
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