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

3 Emerald Street, Ringwood Vic 3134

Indicative selling price

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

Range between **$800,000** & **$880,000**

Median sale price

Median price	$1,037,500	Property Type	House	Suburb	Ringwood

Period - From	01/01/2023	to	31/03/2023	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	24 Mullum Mullum Rd RINGWOOD 3134	$828,000	14/02/2023
2	5 Arnold St RINGWOOD 3134	$770,000	24/02/2023
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: **02/05/2023 14:18**

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3 Emerald Street, Ringwood Vic 3134

🛏 3	🛁 1	🚗 1

Property Type: House

Agent Comments

Comparable Properties

24 Mullum Mullum Rd RINGWOOD 3134 (REI/VG)

🛏 3	🛁 1	🚗 2

Price: $828,000
Method: Private Sale
Date: 14/02/2023
Property Type: House
Land Size: 337 sqm approx

Agent Comments

5 Arnold St RINGWOOD 3134 (REI/VG)

🛏 3	🛁 1	🚗 1

Price: $770,000
Method: Sold Before Auction
Date: 24/02/2023
Property Type: House (Res)
Land Size: 321 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024