

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

3 Emerald Street, Ringwood Vic 3134

**Jellis
Craig**

Cory Phillips

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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

March quarter 2023: \$1,037,500



3 1 1

Property Type: House

Agent Comments

Comparable Properties



24 Mullum Mullum Rd RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 2

Price: \$828,000

Method: Private Sale

Date: 14/02/2023

Property Type: House

Land Size: 337 sqm approx



5 Arnold St RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 1

Price: \$770,000

Method: Sold Before Auction

Date: 24/02/2023

Property Type: House (Res)

Land Size: 321 sqm approx

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



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