

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

1/27 Georges Road, Ringwood Vic 3134

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$611,400

Property Type

Unit

Suburb

Ringwood

Period - From

01/04/2024

to

30/06/2024

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	7/23-25 Wilana St RINGWOOD 3134	\$729,000	20/07/2024
2	2/82 Warrandyte Rd RINGWOOD 3134	\$611,400	25/05/2024
3	2/10 Valda Av RINGWOOD EAST 3135	\$712,000	17/05/2024

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:

13/09/2024 09:04



 2  1  2

Property Type: Unit
Land Size: 291 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
June quarter 2024: \$611,400

Comparable Properties



7/23-25 Wilana St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$729,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Unit



2/82 Warrandyte Rd RINGWOOD 3134 (REI/VG) **Agent Comments**

 2  2  1

Price: \$611,400
Method: Auction Sale
Date: 25/05/2024
Property Type: Unit
Land Size: 105 sqm approx



2/10 Valda Av RINGWOOD EAST 3135 (VG)

Agent Comments

 2  -  -

Price: \$712,000
Method: Sale
Date: 17/05/2024
Property Type: Flat/Unit/Apartment (Res)