

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

48 Barkly Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$938,200

Property Type House

Suburb Ringwood

Period - From 01/10/2020

to 31/12/2020

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	6 Kirk St RINGWOOD 3134	\$1,325,000	20/03/2021
2	9 Culwell Av MITCHAM 3132	\$1,310,000	27/03/2021
3	22 Reilly St RINGWOOD 3134	\$1,220,000	30/03/2021

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:

15/04/2021 13:52



 4  2  1

Rooms: 5

Property Type: House (Res)

Land Size: 944 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

December quarter 2020: \$938,200

Comparable Properties



6 Kirk St RINGWOOD 3134 (REI)

Agent Comments

 2  1  2

Price: \$1,325,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 993 sqm approx



9 Culwell Av MITCHAM 3132 (REI)

Agent Comments

 2  1  2

Price: \$1,310,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)



22 Reilly St RINGWOOD 3134 (REI)

Agent Comments

 3  2  3

Price: \$1,220,000

Method: Private Sale

Date: 30/03/2021

Property Type: House

Land Size: 918 sqm approx