

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

3/31 Ford Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$490,000 & \$535,000

Median sale price

Median price \$610,000 Property Type Unit 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	3/32 Barkly St RINGWOOD 3134	\$495,000	22/09/2020
2	3/14 Nelson St RINGWOOD 3134	\$518,000	10/10/2020
3	2/39 Arlington St RINGWOOD 3134	\$540,000	31/10/2020

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:

02/03/2021 14:50



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Property Type: Strata Unit/Flat

Land Size: 189 sqm approx

Agent Comments

Indicative Selling Price

\$490,000 - \$535,000

Median Unit Price

December quarter 2020: \$610,000

Comparable Properties



3/32 Barkly St RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$495,000

Method: Sold Before Auction

Date: 22/09/2020

Rooms: 3

Property Type: Unit

Land Size: 122 sqm approx



3/14 Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$518,000

Method: Private Sale

Date: 10/10/2020

Property Type: Unit

Land Size: 138 sqm approx



2/39 Arlington St RINGWOOD 3134 (VG)

Agent Comments

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Price: \$540,000

Method: Sale

Date: 31/10/2020

Property Type: Flat/Unit/Apartment (Res)