## 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

5 Harrison Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$870,000		&		\$930,000			
Median sale p	rice							
Median price	\$989,000	Pro	operty Type	Hou	ise		Suburb	Ringwood
Period - From	01/08/2022	to	31/07/2023		So	ource	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

01/08/2023 15:22



5 Harrison Street, Ringwood Vic 3134



Gary Seaye 9725 0000 0412 173 217 garyseaye@methven.com.au





Property Type: House Land Size: 238 sqm approx Agent Comments Indicative Selling Price \$870,000 - \$930,000 Median House Price 01/08/2022 - 31/07/2023: \$989,000

Features three large bedrooms upstairs, each with natural light and designed for relaxation plus two stylish and functional bathrooms (master with ensuite). Downstairs, there is a modern kitchen with stainless steel appliances and a separate lounge for relaxation and entertainment. The house also has a rear courtyard with a small deck, a single garage with internal access, a rainwater tank, garden shed, and air conditioning.

# **Comparable Properties**

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.

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