

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000

&

\$930,000

### Median sale price

Median price \$989,000

Property Type House

Suburb Ringwood

Period - From 01/08/2022

to

31/07/2023

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		
2		
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:

01/08/2023 15:22

5 Harrison Street, Ringwood Vic 3134

Gary Seaye

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**Indicative Selling Price**

\$870,000 - \$930,000

**Median House Price**

01/08/2022 - 31/07/2023: \$989,000



 3  2  2

**Property Type:** House

**Land Size:** 238 sqm approx

#### Agent Comments

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.

**Account - Professionals Croydon** | P: 03 9725 0000 | F: 03 9725 7354