

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 8/139 Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$867,500 House X Unit Suburb Ringwood North

Period - From 01/01/2019 to 31/03/2019 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	1/9 Bourke St RINGWOOD 3134	\$582,000	09/03/2019
2	1/90 Mt Dandenong Rd RINGWOOD EAST 3135	\$562,000	11/05/2019
3	2/21 Harrison St RINGWOOD 3134	\$555,500	18/04/2019

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.



 2  1  2

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 238.100006103516

sqm approx

Agent Comments

Indicative Selling Price

\$530,000 - \$560,000

Median House Price

March quarter 2019: \$867,500

Comparable Properties



1/9 Bourke St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$582,000

Method: Auction Sale

Date: 09/03/2019

Rooms: -

Property Type: Unit

Land Size: 220 sqm approx



1/90 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$562,000

Method: Auction Sale

Date: 11/05/2019

Rooms: -

Property Type: Unit



2/21 Harrison St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$555,500

Method: Private Sale

Date: 18/04/2019

Rooms: 3

Property Type: Unit

Land Size: 148 sqm approx