

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

23/14 Reynolds Avenue Ringwood VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

201/14 Reynolds Avenue Ringwood VIC 3134	\$460,000	13-Apr-19
302/14 Reynolds Avenue Ringwood VIC 3134	\$460,000	24-May-19
205/11 Bourke Street Ringwood VIC 3134	\$524,000	24-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 23 September 2019



201/14 Reynolds Avenue Ringwood VIC 3134 Sold Price **\$460,000** Sold Date **13-Apr-19**

2 1 1

Distance **0.03km**



302/14 Reynolds Avenue Ringwood VIC 3134 Sold Price Sold Date **24-May-19**

2 1 1

Distance **0.03km**



205/11 Bourke Street Ringwood VIC 3134 Sold Price **\$524,000** Sold Date **24-Jun-19**

2 1 1

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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