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

40 Ireland Street, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$1,000,000	&	\$1,100,000				
Median sale price*							
Median price		Property Type	S	Suburb Ringwood			
Period - From		to	Source				

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.

Ade	dress of comparable property	Price	Date of sale
1	31 Bedford Rd RINGWOOD 3134	\$1,155,000	21/09/2022
2	27 Mt Dandenong Rd RINGWOOD EAST 3135	\$955,000	27/09/2022
3	63 Viviani Cr HEATHMONT 3135	\$865,000	03/12/2022

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.

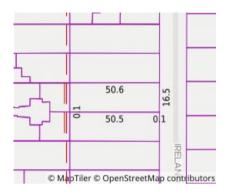
This Statement of Information was prepared on:

27/01/2023 12:38

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



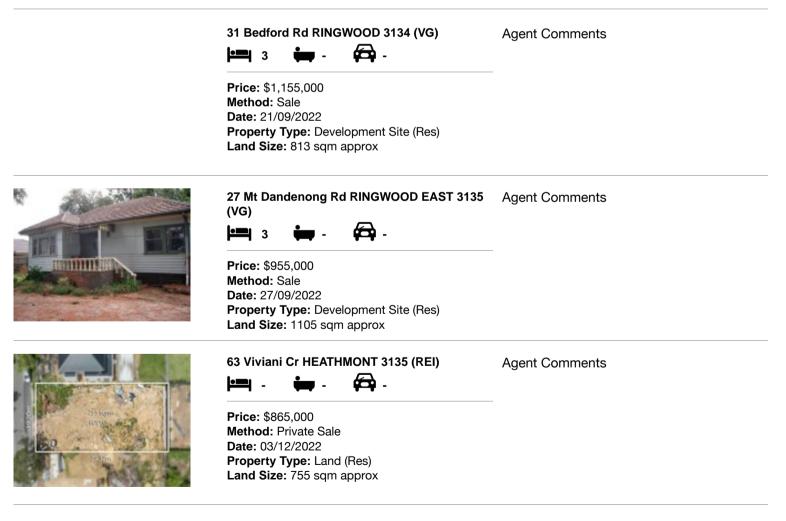






Property Type: Land Land Size: 833 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 No median price available

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



propertydata wil

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