

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 between

\$1,000,000

&

\$1,100,000

Median sale price*

Median price

Property Type

Suburb

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.

	Address 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

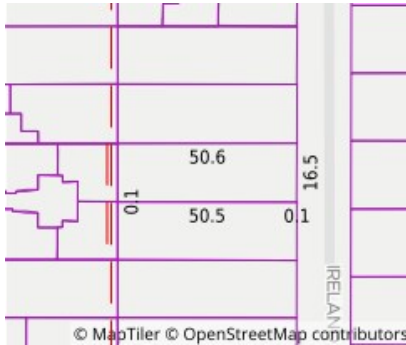
OR

~~**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

31 Bedford Rd RINGWOOD 3134 (VG)

Agent Comments



Price: \$1,155,000
Method: Sale
Date: 21/09/2022
Property Type: Development Site (Res)
Land Size: 813 sqm approx



27 Mt Dandenong Rd RINGWOOD EAST 3135 (VG)

Agent Comments



Price: \$955,000
Method: Sale
Date: 27/09/2022
Property Type: Development Site (Res)
Land Size: 1105 sqm approx



63 Viviani Cr HEATHMONT 3135 (REI)

Agent Comments



Price: \$865,000
Method: Private Sale
Date: 03/12/2022
Property Type: Land (Res)
Land Size: 755 sqm approx