

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 3/28 Oliver Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$555,000

&

\$595,000

Median sale price

Median price \$598,550

House

Unit

X

Suburb Ringwood

Period - From 01/04/2017

to

30/06/2017

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	3/41 Patterson St RINGWOOD EAST 3135	\$576,000	09/09/2017
2	4/39 Thomas St RINGWOOD 3134	\$575,000	02/09/2017
3	4/38-40 Caroline St RINGWOOD 3134	\$562,500	28/08/2017

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.~~

3/28 Oliver Street, Ringwood Vic 3134

carter

Tony Talarico

9870 6211

0409 896 540

ttalarico@carter.com.au

Indicative Selling Price

\$555,000 - \$595,000

Median Unit Price

June quarter 2017: \$598,550



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



3/41 Patterson St RINGWOOD EAST 3135 (REI) **Agent Comments**

2 1 1

Price: \$576,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 3

Property Type: Unit



4/39 Thomas St RINGWOOD 3134 (REI) **Agent Comments**

2 1 1

Price: \$575,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 3

Property Type: Unit

Land Size: 128 sqm approx



4/38-40 Caroline St RINGWOOD 3134 (REI) **Agent Comments**

2 1 2

Price: \$562,500

Method: Private Sale

Date: 28/08/2017

Rooms: 4

Property Type: Unit

Account - Carter Real Estate | P: 03 9870 6211 | F: 03 9870 6024

Generated: 09/10/2017 11:45



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.