

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

97 Ringwood Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,053,000

Property Type House

Suburb Ringwood

Period - From 01/07/2021

to 30/09/2021

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	347 Maroondah Hwy RINGWOOD 3134	\$830,000	03/09/2021
2	9 Kean St RINGWOOD 3134	\$840,000	06/11/2021
3	28 Hill St RINGWOOD EAST 3135	\$865,000	06/11/2021

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:

18/11/2021 18:52



 3  1  1

Rooms: 6
Property Type: House (Res)
Land Size: 630 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
September quarter 2021: \$1,053,000

Comparable Properties



347 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  2

Price: \$830,000
Method: Private Sale
Date: 03/09/2021
Property Type: House
Land Size: 733 sqm approx



9 Kean St RINGWOOD 3134 (REI)

Agent Comments

 3  1  2

Price: \$840,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 559 sqm approx



28 Hill St RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$865,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 701 sqm approx

Account - Philip Webb