

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	101 New Street, Ringwood Vic 3134
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Indicative selling price

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

Range between	\$650,000	&	\$715,000
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Median sale price

Median price	\$825,000	House	X	Unit		Suburb	Ringwood
Period - From	01/07/2018	to	30/06/2019	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	43 Ford St RINGWOOD 3134	\$725,000	20/06/2019
2	12 Stanhope Ct RINGWOOD 3134	\$680,000	04/05/2019
3	246 Canterbury Rd HEATHMONT 3135	\$652,000	06/04/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median House Price

Year ending June 2019: \$825,000

Comparable Properties



43 Ford St RINGWOOD 3134 (REI)

Agent Comments



Price: \$725,000

Method: Sold Before Auction

Date: 20/06/2019

Rooms: 4

Property Type: House (Res)

Land Size: 513 sqm approx



12 Stanhope Ct RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 04/05/2019

Rooms: 4

Property Type: House (Res)

Land Size: 543 sqm approx

246 Canterbury Rd HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$652,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx