

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

1/40 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 \$1,095,000 Property Type House Suburb Ringwood

Period - From 01/01/2024 to 31/03/2024 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	1/11 Yarmouth St RINGWOOD 3134	\$1,125,000	28/05/2024
2	2/2a Braeside Av RINGWOOD EAST 3135	\$1,000,000	10/04/2024
3			

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:

13/06/2024 09:25

 3  2  1

Property Type: Townhouse

[Agent Comments](#)

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2024: \$1,095,000

Comparable Properties



1/11 Yarmouth St RINGWOOD 3134 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,125,000

Method: Private Sale

Date: 28/05/2024

Property Type: Townhouse (Single)

Land Size: 300 sqm approx



2/2a Braeside Av RINGWOOD EAST 3135 (REI)

[Agent Comments](#)

 3  3  2

Price: \$1,000,000

Method: Private Sale

Date: 10/04/2024

Property Type: Townhouse (Res)

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.

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

3/40 Ireland Street, Ringwood Vic 3134

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Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,095,000 Property Type House Suburb Ringwood

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3			

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This Statement of Information was prepared on:

13/06/2024 09:55

 3  2  2

Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2024: \$1,095,000

Comparable Properties



1/11 Yarmouth St RINGWOOD 3134 (REI)

Agent Comments

 3  2  2

Price: \$1,125,000
Method: Private Sale
Date: 28/05/2024
Property Type: Townhouse (Single)
Land Size: 300 sqm approx



2/2a Braeside Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  3  2

Price: \$1,000,000
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