

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

1/307 Canterbury Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$850,000 & \$910,000

Median sale price

Median price \$946,500 Property Type Townhouse Suburb Ringwood

Period - From 25/09/2022 to 24/09/2023 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	235a Canterbury Rd HEATHMONT 3135	\$800,000	21/04/2023
2	7/34-36 Marlborough Rd HEATHMONT 3135	\$800,000	08/05/2023
3	2/629 Canterbury Rd VERMONT 3133	\$790,000	18/04/2023

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:

25/09/2023 17:19



 3  2  2

Property Type: Townhouse

Land Size: 291 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$910,000

Median Townhouse Price

25/09/2022 - 24/09/2023: \$946,500

Comparable Properties



235a Canterbury Rd HEATHMONT 3135 (REI) Agent Comments

 3  1  2

Price: \$800,000

Method: Expression of Interest

Date: 21/04/2023

Property Type: House (Res)



7/34-36 Marlborough Rd HEATHMONT 3135 (REI) Agent Comments

 3  2  2

Price: \$800,000

Method: Private Sale

Date: 08/05/2023

Property Type: Unit

Land Size: 314 sqm approx



2/629 Canterbury Rd VERMONT 3133 (REI/VG) Agent Comments

 3  1  2

Price: \$790,000

Method: Private Sale

Date: 18/04/2023

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888