

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 Garden Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,005,000

Property Type House

Suburb Ringwood

Period - From 01/10/2023

to 31/12/2023

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	25 Salisbury Ct HEATHMONT 3135	\$1,225,000	21/10/2023
2	38 Barkly St RINGWOOD 3134	\$1,175,000	18/11/2023
3	16 Highton St RINGWOOD EAST 3135	\$1,112,000	28/08/2023

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:

07/02/2024 12:15



3 2 1

Rooms: 5
Property Type: House (Res)
Land Size: 1076 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,265,000
Median House Price
 December quarter 2023: \$1,005,000

Comparable Properties



25 Salisbury Ct HEATHMONT 3135 (VG)

Agent Comments

3 - -

Price: \$1,225,000
Method: Sale
Date: 21/10/2023
Property Type: Development Site (Res)
Land Size: 1207 sqm approx



38 Barkly St RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,175,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 835 sqm approx



16 Highton St RINGWOOD EAST 3135 (VG)

Agent Comments

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Price: \$1,112,000
Method: Sale
Date: 28/08/2023
Property Type: Development Site (Res)
Land Size: 877 sqm approx

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