

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

17 Harrison Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$995,000 Property Type House Suburb Ringwood

Period - From 01/04/2023 to 30/06/2023 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	1/7 Lena Gr RINGWOOD 3134	\$690,000	03/08/2023
2	6/20 Munro St RINGWOOD 3134	\$603,000	11/08/2023
3	20a Burwood Av RINGWOOD 3134	\$600,000	17/05/2023

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:

21/08/2023 16:52



 2  1  2

Property Type: House
Land Size: 184 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median House Price
June quarter 2023: \$995,000

Comparable Properties



1/7 Lena Gr RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$690,000
Method: Private Sale
Date: 03/08/2023
Property Type: Unit
Land Size: 248 sqm approx



6/20 Munro St RINGWOOD 3134 (REI)

Agent Comments

 2  1  2

Price: \$603,000
Method: Private Sale
Date: 11/08/2023
Property Type: Unit
Land Size: 180 sqm approx



20a Burwood Av RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  2

Price: \$600,000
Method: Private Sale
Date: 17/05/2023
Property Type: House
Land Size: 264 sqm approx

Account - Barry Plant | P: 03 9842 8888