

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

2/16 Barkly Street, Ringwood Vic 3134

Indicative selling price

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

Single price \$629,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Ringwood

Period - From 01/07/2023

to 30/09/2023

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	5/2 William St RINGWOOD 3134	\$643,500	29/07/2023
2	1/27 William St RINGWOOD 3134	\$629,000	19/07/2023
3	6/24 Bond St RINGWOOD 3134	\$618,000	17/09/2023

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:

22/12/2023 09:33



Property Type: Unit

Agent Comments

Comparable Properties



5/2 William St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$643,500

Method: Private Sale

Date: 29/07/2023

Property Type: Unit

Land Size: 135 sqm approx



1/27 William St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$629,000

Method: Private Sale

Date: 19/07/2023

Rooms: 4

Property Type: Unit



6/24 Bond St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$618,000

Method: Private Sale

Date: 17/09/2023

Property Type: Unit

Land Size: 153 sqm approx