

# 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

2/3 Heywood Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$790,000

### Median sale price

Median price \$677,500 Property Type Unit 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	3/2 Surrey St RINGWOOD 3134	\$832,000	14/10/2023
2	2/9 Bourke St RINGWOOD 3134	\$770,000	22/07/2023
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:

22/01/2024 16:11



**Property Type:** Unit

**Agent Comments**

This enchanting home seamlessly blends modern allure with single-level convenience, presenting an array of standout features that contribute to its exceptional lifestyle appeal.

**Indicative Selling Price**

\$720,000 - \$790,000

**Median Unit Price**

December quarter 2023: \$677,500

## Comparable Properties



**3/2 Surrey St RINGWOOD 3134 (REI/VG)**

**Agent Comments**



**Price:** \$832,000

**Method:** Private Sale

**Date:** 14/10/2023

**Property Type:** Unit

**Land Size:** 300 sqm approx



**2/9 Bourke St RINGWOOD 3134 (REI/VG)**

**Agent Comments**



**Price:** \$770,000

**Method:** Auction Sale

**Date:** 22/07/2023

**Property Type:** Unit

**Land Size:** 189 sqm approx

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.