

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

2/4 Oliver Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$740,000 & \$800,000

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	10 Heatherbrae Av.E RINGWOOD 3134	\$830,000	06/10/2023
2	1/3 Belle Vue Av RINGWOOD 3134	\$760,000	05/09/2023
3	1/61 Mt Dandenong Rd RINGWOOD EAST 3135	\$746,000	25/10/2023

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:

05/12/2023 15:33



Property Type: Unit

Agent Comments

Comparable Properties



10 Heatherbrae Av.E RINGWOOD 3134 (REI)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 06/10/2023

Property Type: House (Res)

Land Size: 432 sqm approx



1/3 Belle Vue Av RINGWOOD 3134 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 05/09/2023

Property Type: House

Land Size: 379 sqm approx



**1/61 Mt Dandenong Rd RINGWOOD EAST
3135 (REI)**

Agent Comments



Price: \$746,000

Method: Auction Sale

Date: 25/10/2023

Property Type: House

Land Size: 341 sqm approx