# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/4 Oliver Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$740,000		&		\$800,000			
Median sale pi	rice							
Median price	\$645,000	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress 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

Daniel Broadbent 9870 6211 0424 155 476 danielbroadbent@jelliscraig.com.au

> Indicative Selling Price \$740,000 - \$800,000 Median Unit Price September quarter 2023: \$645,000

# **Comparable Properties**



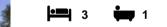
10 Heatherbrae Av.E RINGWOOD 3134 (REI)

**6** 1



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)

**1** 3 **1 2** 

Price: \$746,000 Method: Auction Sale Date: 25/10/2023 Property Type: House Land Size: 341 sqm approx

## Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024

propertydata



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Agent Comments

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