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



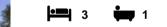
10 Heatherbrae Av.E RINGWOOD 3134 (REI)

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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