

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

21 Andrew Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$760,000 & \$830,000

Median sale price

Median price \$997,000 Property Type House Suburb Ringwood

Period - From 01/04/2023 to 31/03/2024 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	20 Tamar St RINGWOOD NORTH 3134	\$850,000	10/04/2024
2	111 New St RINGWOOD 3134	\$820,000	13/04/2024
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:

02/05/2024 09:52

Lachlan Williams
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Indicative Selling Price

\$760,000 - \$830,000

Median House Price

Year ending March 2024: \$997,000



 3  1  1

Rooms: 5

Property Type: House

Land Size: 341 sqm approx

Agent Comments

Comparable Properties



20 Tamar St RINGWOOD NORTH 3134 (REI)

Agent Comments

 3  1  1

Price: \$850,000

Method: Sold Before Auction

Date: 10/04/2024

Property Type: House (Res)

Land Size: 436 sqm approx



111 New St RINGWOOD 3134 (REI)

Agent Comments

 3  1  1

Price: \$820,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 362 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.

Account - Hoskins | P: 03 9722 9755