

# 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 Ireland 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 \$1,050,000 & \$1,100,000

### Median sale price

Median price \$1,095,000 Property Type House Suburb Ringwood

Period - From 01/01/2024 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	15 Maurice Av RINGWOOD 3134	\$1,100,000	02/03/2024
2	23 Salisbury Ct HEATHMONT 3135	\$1,100,000	03/02/2024
3	53 Canterbury Rd HEATHMONT 3135	\$1,080,000	06/04/2024

**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:

23/04/2024 15:33



4   2   2

**Property Type:** House  
**Land Size:** 920 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,100,000  
**Median House Price**  
March quarter 2024: \$1,095,000

## Comparable Properties



15 Maurice Av RINGWOOD 3134 (REI)

**Agent Comments**

4   2   2

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 671 sqm approx



23 Salisbury Ct HEATHMONT 3135 (REI)

**Agent Comments**

3   1   1

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** House (Res)  
**Land Size:** 987 sqm approx



53 Canterbury Rd HEATHMONT 3135 (REI)

**Agent Comments**

4   2   3

**Price:** \$1,080,000  
**Method:** Auction Sale  
**Date:** 06/04/2024  
**Property Type:** House (Res)

**Account - Barry Plant** | P: 03 9722 7166 | F: 03 9722 7008