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 22/2-4 Acacia Court, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$460,000		&		\$490,000					
Median sale pr	rice									
Median price	\$677,500	Pro	operty Type	Unit			Suburb	Ringwood		
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	103/42a Nelson St RINGWOOD 3134	\$505,000	06/01/2024
2	25/2-4 Acacia Ct RINGWOOD 3134	\$492,000	17/11/2023
3	203/2-4 Churchill St RINGWOOD 3134	\$457,000	02/11/2023

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:

29/01/2024 13:13





Jessica Clarke



Property Type: Apartment Agent Comments

9870 6211 0484 326 097 jessicaclarke@jelliscraig.com.au

Indicative Selling Price \$460,000 - \$490,000 **Median Unit Price** December quarter 2023: \$677,500

Comparable Properties



103/42a Nelson St RINGWOOD 3134 (REI)



Price: \$505,000 Method: Private Sale Date: 06/01/2024 Property Type: Apartment Agent Comments



25/2-4 Acacia Ct RINGWOOD 3134 (REI)

Agent Comments





Price: \$492,000 Method: Private Sale Date: 17/11/2023 Property Type: Apartment

203/2-4 Churchill St RINGWOOD 3134 (REI)



Agent Comments



Price: \$457.000 Method: Private Sale Date: 02/11/2023 Property Type: Apartment

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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.