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

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