

# 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

22/2-4 Acacia Court, 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 \$460,000 & \$490,000

### Median sale price

Median price \$677,500 Property Type Unit Suburb Ringwood

Period - From 01/10/2023 to 31/12/2023 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	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



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**103/42a Nelson St RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$505,000

**Method:** Private Sale

**Date:** 06/01/2024

**Property Type:** Apartment



**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