

# 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

3/1 Ford 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 \$790,000 & \$860,000

### 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	2/17 Dickasons Rd HEATHMONT 3135	\$837,500	29/11/2023
2	3/3 Kennedy Av RINGWOOD 3134	\$800,000	05/10/2023
3	4/17 Nelson St RINGWOOD 3134	\$795,000	22/11/2023

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:

02/04/2024 09:29



2   1   2

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$790,000 - \$860,000

**Median Unit Price**

December quarter 2023: \$677,500

## Comparable Properties



**2/17 Dickasons Rd HEATHMONT 3135 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$837,500

**Method:** Private Sale

**Date:** 29/11/2023

**Property Type:** Unit



**3/3 Kennedy Av RINGWOOD 3134 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$800,000

**Method:** Private Sale

**Date:** 05/10/2023

**Property Type:** Unit

**Land Size:** 224 sqm approx



**4/17 Nelson St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$795,000

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** Unit

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