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

3/10A Reynolds Avenue, Ringwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$635,000	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	27/03/2023	to	26/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	47a Ford St RINGWOOD 3134	\$890,000	13/03/2024
2	10 Heatherbrae Av RINGWOOD 3134	\$830,000	03/10/2023
3	3/16 Oliver St RINGWOOD 3134	\$800,000	01/03/2024

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:

27/03/2024 18:26





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Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$750,000 - \$825,000 Median Unit Price 27/03/2023 - 26/03/2024: \$635,000

Comparable Properties



47a Ford St RINGWOOD 3134 (REI)

Price: \$890,000 Method: Private Sale Date: 13/03/2024 Rooms: 5 Property Type: Unit Land Size: 429 sqm approx Agent Comments

10 Heatherbrae Av RINGWOOD 3134 (VG)

Agent Comments



Price: \$830,000 Method: Sale Date: 03/10/2023 Property Type: Flat/Unit/Apartment (Res)



3/16 Oliver St RINGWOOD 3134 (REI)



Price: \$800,000 Method: Private Sale Date: 01/03/2024 Property Type: Unit Agent Comments

Account - Inline Real Estate | P: 03 85974262





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