

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$825,000

### Median sale price

Median price \$635,000 Property Type Unit Suburb Ringwood

Period - From 27/03/2023 to 26/03/2024 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	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)

**Agent Comments**

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

10 Heatherbrae Av RINGWOOD 3134 (VG)

**Agent Comments**

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



3/16 Oliver St RINGWOOD 3134 (REI)

**Agent Comments**

 3  1  2

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