## 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 3/11 Neville Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$630,000		&		\$680,000			
Median sale pr	rice							
Median price	\$649,500	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	1/41 Bourke St RINGWOOD 3134	\$677,500	16/11/2023
2	2/13 Emerald St RINGWOOD 3134	\$665,000	19/03/2024
3	2/2 Sussex St RINGWOOD 3134	\$650,000	06/03/2024

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:

15/04/2024 16:25







**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$630,000 - \$680,000 Median Unit Price March quarter 2024: \$649,500

# **Comparable Properties**



1/41 Bourke St RINGWOOD 3134 (REI/VG)



Price: \$677,500 Method: Private Sale Date: 16/11/2023 Property Type: Unit

Agent Comments

Agent Comments





Price: \$665,000 Method: Private Sale Date: 19/03/2024 Property Type: Unit

2/2 Sussex St RINGWOOD 3134 (REI/VG)

2/13 Emerald St RINGWOOD 3134 (REI)



Agent Comments



Price: \$650,000 Method: Private Sale Date: 06/03/2024 Property Type: Unit Land Size: 360 sqm approx

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



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