

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

3/11 Neville Street, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$680,000

Median sale price

Median price \$649,500 Property Type Unit Suburb Ringwood

Period - From 01/01/2024 to 31/03/2024 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	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



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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)

Agent Comments

2 1 1

Price: \$677,500

Method: Private Sale

Date: 16/11/2023

Property Type: Unit



2/13 Emerald St RINGWOOD 3134 (REI)

Agent Comments

2 1 2

Price: \$665,000

Method: Private Sale

Date: 19/03/2024

Property Type: Unit



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

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 06/03/2024

Property Type: Unit

Land Size: 360 sqm approx

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