

# 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 3/48-50 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 \$600,000 & \$650,000

### 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)

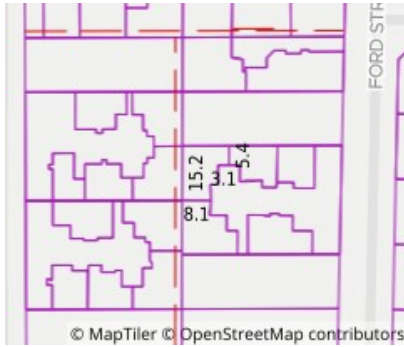
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/13 Emerald St RINGWOOD 3134	\$665,000	19/03/2024
2	3/2-4 Ford St RINGWOOD 3134	\$652,000	02/03/2024
3	3/13 City Rd RINGWOOD 3134	\$513,000	16/03/2024

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: 22/04/2024 12:24



**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 164 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
March quarter 2024: \$649,500

## Comparable Properties



**2/13 Emerald St RINGWOOD 3134 (REI)**

**Agent Comments**



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



**3/2-4 Ford St RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$652,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Unit



**3/13 City Rd RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$513,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Unit

**Account - Barry Plant | P: 03 9842 8888**