## 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										
Range betweer	\$600,000		&		\$650,000					
Median sale pi	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	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

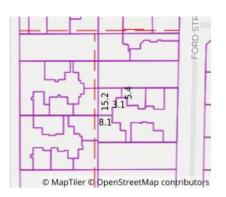
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/04/2024 12:24



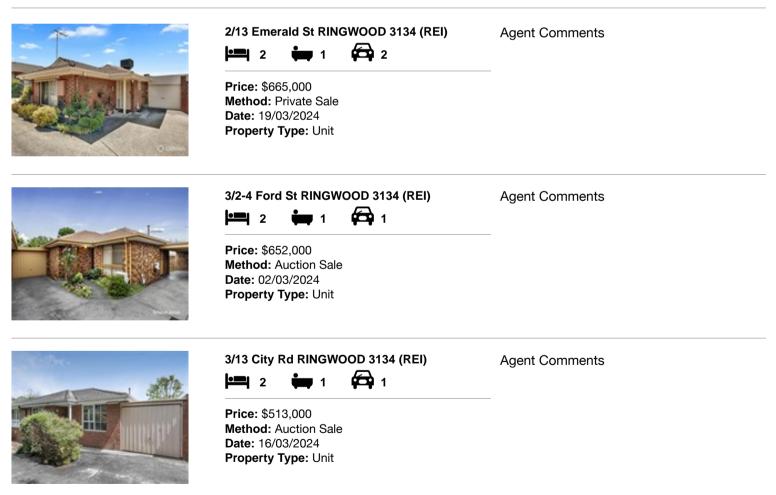






Rooms: 3 Property Type: Unit Land Size: 164 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price March quarter 2024: \$649,500

# **Comparable Properties**



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



property data

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