

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 31/14-20 Reynolds Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$465,000 & \$495,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Ringwood

Period - From 01/07/2023 to 30/09/2023 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 | 205/14 Reynolds Av RINGWOOD 3134 | \$498,000 | 03/10/2023 |
| 2 | 25/2-4 Acacia Ct RINGWOOD 3134 | \$492,000 | 17/11/2023 |
| 3 | 8/5 Churchill St RINGWOOD 3134 | \$490,000 | 21/10/2023 |

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: 22/12/2023 11:16

31/14-20 Reynolds Avenue, Ringwood Vic 3134

**Jellis
Craig**

William Lyall

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Indicative Selling Price

\$465,000 - \$495,000

Median Unit Price

September quarter 2023: \$645,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



205/14 Reynolds Av RINGWOOD 3134 (REI/VG) **Agent Comments**

 2  1  1

Price: \$498,000

Method: Private Sale

Date: 03/10/2023

Property Type: Apartment



25/2-4 Acacia Ct RINGWOOD 3134 (REI) **Agent Comments**

 2  1  1

Price: \$492,000

Method: Private Sale

Date: 17/11/2023

Property Type: Apartment



8/5 Churchill St RINGWOOD 3134 (REI/VG) **Agent Comments**

 2  1  1

Price: \$490,000

Method: Private Sale

Date: 21/10/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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