

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 38 Ireland Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$995,000 Property Type House Suburb Ringwood

Period - From 01/04/2023 to 30/06/2023 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	18 Stoda St HEATHMONT 3135	\$1,180,500	09/09/2023
2	5 Reumah Ct HEATHMONT 3135	\$1,150,000	11/08/2023
3	5 Blenheim St HEATHMONT 3135	\$1,140,000	06/05/2023

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: 03/10/2023 18:19



 4  2  2

Property Type: House
Land Size: 833 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,200,000
Median House Price
June quarter 2023: \$995,000

Comparable Properties



18 Stoda St HEATHMONT 3135 (REI)

Agent Comments

 3  2  1

Price: \$1,180,500
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 693 sqm approx



5 Reumah Ct HEATHMONT 3135 (REI)

Agent Comments

 4  2  2

Price: \$1,150,000
Method: Private Sale
Date: 11/08/2023
Property Type: House
Land Size: 537 sqm approx



5 Blenheim St HEATHMONT 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,140,000
Method: Private Sale
Date: 06/05/2023
Property Type: House
Land Size: 656 sqm approx

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