

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

4/2 Yarmouth Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$945,000 Property Type Townhouse Suburb Ringwood

Period - From 21/11/2022 to 20/11/2023 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	193 Canterbury Rd HEATHMONT 3135	\$1,000,000	08/07/2023
2	3/180 Wantirna Rd RINGWOOD 3134	\$975,000	20/10/2023
3	6/1 Gordon Ct RINGWOOD 3134	\$950,000	14/06/2023

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:

21/11/2023 11:45



3 2 2

Property Type: Townhouse
Land Size: 250m² sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median Townhouse Price
21/11/2022 - 20/11/2023: \$945,000

Comparable Properties



193 Canterbury Rd HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000
Method: Private Sale
Date: 08/07/2023
Property Type: House



3/180 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments

4 2 2

Price: \$975,000
Method: Private Sale
Date: 20/10/2023
Property Type: Townhouse (Single)
Land Size: 207 sqm approx



6/1 Gordon Ct RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000
Method: Sold Before Auction
Date: 14/06/2023
Property Type: Townhouse (Res)
Land Size: 300 sqm approx

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