## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$950,000		&		\$1,000,000			
Median sale p	rice							
Median price	\$945,000	Pro	operty Type	Том	nhouse		Suburb	Ringwood
Period - From	21/11/2022	to	20/11/2023		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.

Ado	dress 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







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)



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



3/180 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments



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

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

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





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