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

4a Vine Street, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$800,000		&		\$880,000					
Median sale pr	rice									
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Ringwood		
Period - From	01/04/2023	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	137 Wantirna Rd RINGWOOD 3134	\$845,000	13/05/2023
2	3 Emerald St RINGWOOD 3134	\$825,000	18/05/2023
3	65 Wantirna Rd RINGWOOD 3134	\$795,000	31/07/2023

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:

22/08/2023 13:31



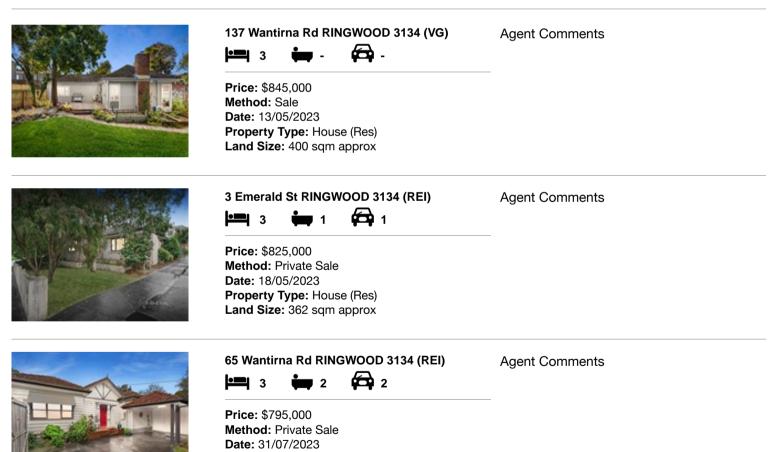






Property Type: Unit Land Size: 512 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price June quarter 2023: \$625,000

Comparable Properties



Account - Barry Plant | P: (03) 9431 1243



propertydata

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Property Type: House Land Size: 361 sqm approx

> The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.