

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

6/2B Oliver Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$888,000 & \$950,000

Median sale price

Median price \$1,005,000 Property Type House Suburb Ringwood

Period - From 01/10/2023 to 31/12/2023 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	7/36 Oban Rd RINGWOOD 3134	\$935,000	27/02/2024
2	2/32 Maidstone St RINGWOOD 3134	\$890,000	05/03/2024
3	4/55 Mullum Mullum Rd RINGWOOD 3134	\$880,000	18/12/2023

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:

08/04/2024 12:46



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$888,000 - \$950,000

Median House Price

December quarter 2023: \$1,005,000

Comparable Properties



7/36 Oban Rd RINGWOOD 3134 (REI)

Agent Comments

 3  2  2

Price: \$935,000

Method: Private Sale

Date: 27/02/2024

Property Type: Townhouse (Single)



2/32 Maidstone St RINGWOOD 3134 (REI)

Agent Comments

 3  2  2

Price: \$890,000

Method: Private Sale

Date: 05/03/2024

Property Type: Townhouse (Single)



4/55 Mullum Mullum Rd RINGWOOD 3134 (REI)

Agent Comments

 3  2  2

Price: \$880,000

Method: Private Sale

Date: 18/12/2023

Property Type: Townhouse (Single)

Land Size: 281 sqm approx

Account - Jellis Craig | P: 03 9870 6211