## 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

62 Bond Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range between \$900,000			&		\$990,000			
Median sale p	rice							
Median price	\$1,005,000	Pro	operty Type	Hou	se		Suburb	Ringwood
Period - From	01/10/2023	to	31/12/2023	5	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	32b Great Ryrie St RINGWOOD 3134	\$1,050,000	19/10/2023
2	22 Cottinglea Tce RINGWOOD NORTH 3134	\$980,000	24/12/2023
3	3/12 Braeside Av RINGWOOD EAST 3135	\$913,000	02/09/2023

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:

14/02/2024 16:08





William Lyall





Property Type: Townhouse Agent Comments 9870 6211 0411 823 337 WilliamLyall@jelliscraig.com.au

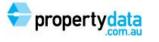
Indicative Selling Price \$900,000 - \$990,000 Median House Price December quarter 2023: \$1,005,000

# **Comparable Properties**

Price: \$1,050,000 Method: Sold Before Auction Date: 19/10/2023 Property Type: Townhouse (Res) Land Size: 341 sqm approx	-
22 Cottinglea Tce RINGWOOD NORTH 3134 (REI/VG) 3  2  2  2 Price: \$980,000 Method: Private Sale Date: 24/12/2023 Property Type: Townhouse (Single) Land Size: 219 sqm approx	Agent Comments
3/12 Braeside Av RINGWOOD EAST 3135 (REI/VG) 3 2 2 2 Price: \$913,000 Method: Auction Sale Date: 02/09/2023 Property Type: Townhouse (Res)	Agent Comments

#### Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024





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