

# 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 69 Heywood Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$995,000 Property Type House Suburb Ringwood

Period - From 01/04/2023 to 30/06/2023 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	12 Muir Ct RINGWOOD 3134	\$950,000	05/08/2023
2	5 Vale St HEATHMONT 3135	\$926,000	27/05/2023
3	28 Munro St RINGWOOD 3134	\$864,000	08/06/2023

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: 27/09/2023 09:37



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**Property Type:** House  
**Land Size:** 836 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
June quarter 2023: \$995,000

## Comparable Properties



**12 Muir Ct RINGWOOD 3134 (REI)**

**Agent Comments**

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**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** House (Res)  
**Land Size:** 897 sqm approx



**5 Vale St HEATHMONT 3135 (REI/VG)**

**Agent Comments**

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**Price:** \$926,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx



**28 Munro St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

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**Price:** \$864,000  
**Method:** Private Sale  
**Date:** 08/06/2023  
**Property Type:** House (Res)  
**Land Size:** 583 sqm approx