## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	9/18 New Street, Ringwood Vic 3134
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$620,000	&	\$680,000
Range between	\$620,000	&	\$680,000

#### Median sale price

Median price	\$677,500	Pro	perty Type	Unit		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

Add	dress of comparable property	Price	Date of sale
1	1/104 New St RINGWOOD 3134	\$715,000	29/11/2023
2	1/7-9 Woodside Av RINGWOOD 3134	\$695,000	14/02/2024
3	1/7 Braeside Av RINGWOOD EAST 3135	\$630,000	15/12/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/03/2024 15:49





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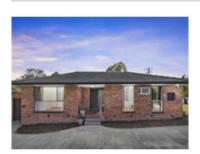
**Indicative Selling Price** \$620,000 - \$680,000 **Median Unit Price** December quarter 2023: \$677,500



Property Type: Unit

**Agent Comments** 

## Comparable Properties



1/104 New St RINGWOOD 3134 (REI/VG)

Price: \$715,000 Method: Private Sale Date: 29/11/2023 Property Type: Unit

Land Size: 203 sqm approx

**Agent Comments** 



1/7-9 Woodside Av RINGWOOD 3134 (REI)

**———** 2





Price: \$695,000 Method: Private Sale Date: 14/02/2024 Property Type: Unit

Agent Comments

Agent Comments



1/7 Braeside Av RINGWOOD EAST 3135 (REI)



Price: \$630.000 Method: Private Sale Date: 15/12/2023 Property Type: Unit

Land Size: 155 sqm approx

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