

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

9/18 New Street, Ringwood Vic 3134

Indicative selling price

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

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

Median sale price

Median price \$677,500 Property 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	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 comparable properties 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



Property Type: Unit

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 29/11/2023

Property Type: Unit

Land Size: 203 sqm approx



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

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 14/02/2024

Property Type: Unit



1/7 Braeside Av RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 15/12/2023

Property Type: Unit

Land Size: 155 sqm approx