

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

1/56 Oliver Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$938,200 Property Type House Suburb Ringwood

Period - From 01/10/2020 to 31/12/2020 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.

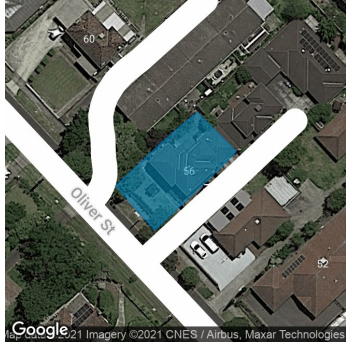
	Address of comparable property	Price	Date of sale
1	8 Hill St RINGWOOD EAST 3135	\$952,000	19/01/2021
2	1/40 William St RINGWOOD 3134	\$925,000	04/02/2021
3	7a Mirabel Av RINGWOOD EAST 3135	\$885,000	13/03/2021

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:

13/04/2021 14:19



 3  3  2

Property Type: Strata Unit/Flat

[Agent Comments](#)

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

December quarter 2020: \$938,200

Comparable Properties



8 Hill St RINGWOOD EAST 3135 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$952,000

Method: Private Sale

Date: 19/01/2021

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 283 sqm approx



1/40 William St RINGWOOD 3134 (REI)

[Agent Comments](#)

 3  2  2

Price: \$925,000

Method: Private Sale

Date: 04/02/2021

Property Type: Townhouse (Single)

Land Size: 329 sqm approx



7a Mirabel Av RINGWOOD EAST 3135 (REI)

[Agent Comments](#)

 3  2  2

Price: \$885,000

Method: Private Sale

Date: 13/03/2021

Property Type: Townhouse (Single)

Land Size: 333 sqm approx