

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 3/10A Reynolds Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$990,900 Property Type House Suburb Ringwood

Period - From 23/04/2023 to 22/04/2024 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	47a Ford St RINGWOOD 3134	\$890,000	13/03/2024
2	111 New St RINGWOOD 3134	\$820,000	13/04/2024
3	101/42b Nelson St RINGWOOD 3134	\$780,000	05/03/2024

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: 23/04/2024 11:30



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$730,000 - \$800,000

Median House Price

23/04/2023 - 22/04/2024: \$990,900

Comparable Properties



47a Ford St RINGWOOD 3134 (REI)

Agent Comments

 3  1  2

Price: \$890,000

Method: Private Sale

Date: 13/03/2024

Rooms: 5

Property Type: Unit

Land Size: 429 sqm approx



111 New St RINGWOOD 3134 (REI)

Agent Comments

 3  1  1

Price: \$820,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 362 sqm approx



101/42b Nelson St RINGWOOD 3134 (REI)

Agent Comments

 3  2  2

Price: \$780,000

Method: Private Sale

Date: 05/03/2024

Property Type: Unit