

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

10 Ellison Street, Ringwood Vic 3134

Indicative selling price

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

Single price \$1,600,000

Median sale price

Median price \$1,025,000

Property Type House

Suburb Ringwood

Period - From 01/01/2021

to 31/03/2021

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	17 Patrick Ct MITCHAM 3132	\$1,500,000	20/01/2021
2	3 Treetop Ct HEATHMONT 3135	\$1,408,000	01/02/2021
3			

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:

26/04/2021 14:21



Property Type: House (Res)

Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000

Median House Price

March quarter 2021: \$1,025,000

Comparable Properties

17 Patrick Ct MITCHAM 3132 (VG)

Agent Comments



Price: \$1,500,000

Method: Sale

Date: 20/01/2021

Property Type: House (Res)

Land Size: 548 sqm approx



3 Treetop Ct HEATHMONT 3135 (VG)

Agent Comments



Price: \$1,408,000

Method: Sale

Date: 01/02/2021

Property Type: House (Res)

Land Size: 669 sqm approx

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.