## 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

11 Surrey Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$1,175,000						

#### Median sale price

Median price	\$1,075,000	Pro	operty Type Ho	use	S	Suburb	Ringwood
Period - From	31/05/2021	to	30/05/2022	Sou	ırce 🛛	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.

Ado	dress of comparable property	Price	Date of sale
1	9 Great Ryrie St RINGWOOD 3134	\$1,205,000	16/05/2022
2	26 Morcom Av RINGWOOD EAST 3135	\$1,195,000	09/04/2022
3	26 Henry St RINGWOOD 3134	\$1,130,000	23/04/2022

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:

31/05/2022 15:55









Rooms: 5 Property Type: House (Res) Land Size: 771 sqm approx Agent Comments Indicative Selling Price \$1,175,000 Median House Price 31/05/2021 - 30/05/2022: \$1,075,000

# **Comparable Properties**



9 Great Ryrie St RINGWOOD 3134 (REI) 9 3 🙀 1 🋱 1

Price: \$1,205,000 Method: Private Sale Date: 16/05/2022 Property Type: House Land Size: 859 sqm approx Agent Comments

Agent Comments



26 Morcom Av RINGWOOD EAST 3135 (REI/VG) 4 2 2 2

Price: \$1,195,000 Method: Auction Sale Date: 09/04/2022 Rooms: 7 Property Type: House (Res) Land Size: 720 sqm approx

26 Henry St RINGWOOD 3134 (REI)



Price: \$1,130,000 Method: Auction Sale Date: 23/04/2022 Property Type: House (Res)

### Account - Philip Webb



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Agent Comments