

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

4/14 New Street, Ringwood Vic 3134

Indicative selling price

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

Single price

\$602,500

Median sale price

Median price

\$649,750

Property Type

Unit

Suburb

Ringwood

Period - From

01/04/2021

to

31/03/2022

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	2/37 Bedford Rd RINGWOOD 3134	\$610,000	02/04/2022
2	2/44 Bedford Rd RINGWOOD 3134	\$606,666	04/03/2022
3	3/39 Bedford Rd RINGWOOD 3134	\$600,000	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:

20/06/2022 11:57



 2  1  1

Rooms: 5
Property Type: Unit
Land Size: 158 sqm approx
Agent Comments

Indicative Selling Price
\$602,500
Median Unit Price
Year ending March 2022: \$649,750

Comparable Properties



2/37 Bedford Rd RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$610,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Unit



2/44 Bedford Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$606,666
Method: Private Sale
Date: 04/03/2022
Property Type: Townhouse (Single)
Land Size: 136 sqm approx



3/39 Bedford Rd RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$600,000
Method: Auction Sale
Date: 23/04/2022
Property Type: Unit
Land Size: 149 sqm approx

Account - Philip Webb