Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/14 New Street, Ringwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Single price	e \$602,500							
Median sale p	rice							
Median price	\$649,750	Pro	operty Type	Unit	t		Suburb	Ringwood
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ade	dress 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









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)



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

2

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

Agent Comments

Agent Comments



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

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

Account - Philip Webb



propertydata

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