

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

1 Browns Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$640,000 & \$685,000

Median sale price

Median price \$840,525 Property Type House Suburb Ringwood

Period - From 01/04/2019 to 31/03/2020 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	1/44 Barkly St RINGWOOD 3134	\$688,888	23/03/2020
2	20 Junction St RINGWOOD 3134	\$682,000	14/12/2019
3	1/3 James Av MITCHAM 3132	\$673,499	29/02/2020

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:

10/06/2020 09:44



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$640,000 - \$685,000

Median House Price

Year ending March 2020: \$840,525

Comparable Properties

1/44 Barkly St RINGWOOD 3134 (VG)

Agent Comments



Price: \$688,888

Method: Sale

Date: 23/03/2020

Property Type: Flat/Unit/Apartment (Res)



20 Junction St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$682,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 4

Property Type: House (Res)

Land Size: 386 sqm approx



1/3 James Av MITCHAM 3132 (VG)

Agent Comments



Price: \$673,499

Method: Sale

Date: 29/02/2020

Property Type: Flat/Unit/Apartment (Res)