

# 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

3/32 Barkly Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000

&

\$495,000

### Median sale price

Median price \$572,750

Property Type Unit

Suburb Ringwood

Period - From 01/04/2020

to 30/06/2020

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	6/37 Nelson St RINGWOOD 3134	\$496,000	24/03/2020
2	6/25 Railway Av RINGWOOD EAST 3135	\$487,500	24/06/2020
3	2/28 Oliver St RINGWOOD 3134	\$485,000	01/04/2020

**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:

24/08/2020 12:19



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$460,000 - \$495,000  
**Median Unit Price**  
June quarter 2020: \$572,750

## Comparable Properties



**6/37 Nelson St RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$496,000  
**Method:** Private Sale  
**Date:** 24/03/2020  
**Property Type:** Apartment



**6/25 Railway Av RINGWOOD EAST 3135 (REI)**

Agent Comments



**Price:** \$487,500  
**Method:** Private Sale  
**Date:** 24/06/2020  
**Rooms:** 3  
**Property Type:** Unit



**2/28 Oliver St RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 01/04/2020  
**Property Type:** Unit  
**Land Size:** 94 sqm approx