

# 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

81A New 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 \$740,000 & \$780,000

### Median sale price

Median price \$658,000 Property Type Unit Suburb Ringwood

Period - From 01/01/2021 to 31/03/2021 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	2/13 Heather Gr RINGWOOD 3134	\$750,000	01/05/2021
2	2/34 Church St MITCHAM 3132	\$770,000	17/04/2021
3	2A Surrey St RINGWOOD 3134	\$852,000	26/06/2021

**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:

09/07/2021



**Property Type:**  
 Divorce/Estate/Family Transfers  
**Land Size:** 335 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$800,000  
**Median Unit Price**  
 March quarter 2021: \$658,000

## Comparable Properties



**2/13 Heather Gr RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 01/05/2021  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 278 sqm approx



**2/34 Church St MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 17/04/2021  
**Property Type:** Townhouse (Single)



**1/754 Whitehorse Rd MITCHAM 3132 (REI/VG)**

Agent Comments



**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 30/12/2020  
**Property Type:** Townhouse (Res)