

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 G06/7-9 Bardia Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$495,000 & \$535,000

Median sale price

Median price \$551,500 Property Type Unit 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	507/42c Nelson St RINGWOOD 3134	\$520,000	11/11/2019
2	507/92 Maroondah Hwy RINGWOOD 3134	\$519,250	27/11/2019
3	113/42c Nelson St RINGWOOD 3134	\$510,000	16/11/2019

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: 07/05/2020 11:39



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000 - \$535,000

Median Unit Price

Year ending March 2020: \$551,500

Comparable Properties



507/42c Nelson St RINGWOOD 3134 (REI/VG) Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 11/11/2019

Property Type: Apartment

507/92 Maroondah Hwy RINGWOOD 3134 (VG) Agent Comments

2 - -

Price: \$519,250

Method: Sale

Date: 27/11/2019

Property Type: Strata Unit/Flat

113/42c Nelson St RINGWOOD 3134 (VG) Agent Comments

2 - -

Price: \$510,000

Method: Sale

Date: 16/11/2019

Property Type: Flat/Unit/Apartment (Res)