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	5 Surrey Street, Ringwood Vic 3134

Indicative selling price

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

Range between $840,000 & $900,000

Median sale price

Median price $990,900 Property Type House Suburb Ringwood

Period - From 19/07/2022 to 18/07/2023 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	15 Heather Gr RINGWOOD 3134	$920,000	13/05/2023
2	12 Wattle Av RINGWOOD 3134	$880,000	10/03/2023
3	51 Bedford Rd RINGWOOD 3134	$850,000	14/02/2023

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: 19/07/2023 13:58

5 Surrey Street, Ringwood Vic 3134



3 2

Rooms: 2
Property Type:
Land Size: 698 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $900,000
Median House Price
19/07/2022 - 18/07/2023: $990,900

Comparable Properties



15 Heather Gr RINGWOOD 3134 (VG)

4 - -

Price: $920,000
Method: Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 757 sqm approx

Agent Comments



12 Wattle Av RINGWOOD 3134 (REI/VG)

3 2 2

Price: $880,000
Method: Private Sale
Date: 10/03/2023
Property Type: House
Land Size: 873 sqm approx

Agent Comments



51 Bedford Rd RINGWOOD 3134 (REI/VG)

4 1 4

Price: $850,000
Method: Private Sale
Date: 14/02/2023
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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