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<br>Including suburb and postcode | 8 Andrew Street, Ringwood Vic 3134 |

## Indicative selling price

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

Range between $750,000 & $815,000

## Median sale price

Median price $997,000 Property Type House Suburb Ringwood

Period - From 01/04/2023 to 31/03/2024 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 | 3/1 Ford St RINGWOOD 3134 | $830,000 | 27/04/2024 |
| 2 | 111 New St RINGWOOD 3134 | $820,000 | 13/04/2024 |
| 3 | | | |

**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: 06/06/2024 08:22

# 8 Andrew Street, Ringwood Vic 3134



2 1 2

**Property Type:** House
**Land Size:** 401 sqm approx

Agent Comments

**Indicative Selling Price**
$750,000 - $815,000
**Median House Price**
Year ending March 2024: $997,000

## Comparable Properties



**3/1 Ford St RINGWOOD 3134 (REI)**

2 1 2

**Price:** $830,000
**Method:** Auction Sale
**Date:** 27/04/2024
**Property Type:** Unit
**Land Size:** 283 sqm approx

Agent Comments



**111 New St RINGWOOD 3134 (REI)**

3 1 1

**Price:** $820,000
**Method:** Auction Sale
**Date:** 13/04/2024
**Property Type:** House (Res)
**Land Size:** 362 sqm approx

Agent Comments

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.

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

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