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: 4 Maurice Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $795,000 Property Type Vacant land Suburb Ringwood

Period - From 01/03/2020 to 28/02/2021 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 18 Kendall St RINGWOOD 3134	$920,000	08/12/2020
2		
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: 01/03/2021 16:43

Late file notes SOI due to not having paperwork until late.

Have used 18 Kendall as it's similar land in same location to my understanding.

4 Maurice Avenue, Ringwood Vic 3134



3 - -

Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Land Price
01/03/2020 - 28/02/2021: $795,000

Comparable Properties



18 Kendall St RINGWOOD 3134 (REI/VG)

- - -

Price: $920,000
Method: Private Sale
Date: 08/12/2020
Property Type: Land (Res)
Land Size: 590 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.