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	5a Andrew Street, Ringwood Vic 3134

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $945,000 Property Type House Suburb Ringwood

Period - From 01/04/2020 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	3/80 Warrandyte Rd RINGWOOD 3134	$573,000	27/05/2021
2	1/6 Great Ryrie St RINGWOOD 3134	$665,000	05/05/2021
3	3/31 Ford St RINGWOOD 3134	$641,000	13/03/2021

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: 05/06/2021 09:30

5a Andrew Street, Ringwood Vic 3134





2 -

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median House Price
Year ending March 2021: $945,000

Comparable Properties



3/80 Warrandyte Rd RINGWOOD 3134 (REI)

2 1 1

Price: $573,000
Method: Sold Before Auction
Date: 27/05/2021
Rooms: 3
Property Type: Unit
Land Size: 217 sqm approx

Agent Comments



1/6 Great Ryrie St RINGWOOD 3134 (REI)

2 1 2

Price: $665,000
Method: Sold Before Auction
Date: 05/05/2021
Property Type: Unit
Land Size: 360 sqm approx

Agent Comments



3/31 Ford St RINGWOOD 3134 (REI)

2 1 1

Price: $641,000
Method: Auction Sale
Date: 13/03/2021
Property Type: Unit
Land Size: 189 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.