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	102/14 Reynolds Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $599,500 Property Type Unit Suburb Ringwood

Period - From 16/10/2020 to 15/10/2021 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	G06/42C Nelson St, Ringwood, Vic 3134, Australia	$530,000	22/06/2021
2	G2/5 Browns Av, Ringwood, Vic 3134, Australia	$552,000	30/04/2021
3	401/42b Nelson St RINGWOOD 3134	$547,500	24/09/2021

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: 16/10/2021 16:04

102/14 Reynolds Avenue, Ringwood Vic 3134

Peter Moulden
9874 7677
0413 336 864
peter@hoskins.com.au

2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
16/10/2020 - 15/10/2021: $599,500

Comparable Properties

G06/42C Nelson St, Ringwood, Vic 3134, Australia (REI)

2 1 1

Price: $530,000
Method:
Date: 22/06/2021
Property Type: Apartment

Agent Comments

G2/5 Browns Av, Ringwood, Vic 3134, Australia (REI)

2 1 1

Price: $552,000
Method:
Date: 30/04/2021
Property Type: Apartment

Agent Comments



401/42b Nelson St RINGWOOD 3134 (REI)

2 1 1

Price: $547,500
Method: Private Sale
Date: 24/09/2021
Property Type: Apartment

Agent Comments

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