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	6 Caroline Street, Ringwood Vic 3134

Indicative selling price

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

Range between $860,000 & $940,000

Median sale price

Median price $1,008,500 Property Type House Suburb Ringwood

Period - From 01/10/2023 to 30/09/2024 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	10 Kendall St RINGWOOD 3134	$950,000	17/08/2024
2	8 Andrew St RINGWOOD 3134	$885,000	15/06/2024
3	5 Muir Ct RINGWOOD 3134	$911,000	18/05/2024

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: 28/10/2024 11:27

6 Caroline Street, Ringwood Vic 3134

Stephen Le Get
9908 5700
0438 558 870
stephenleget@jelliscraig.com.au



2 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$860,000 - $940,000
Median House Price
Year ending September 2024: $1,008,500

Comparable Properties



10 Kendall St RINGWOOD 3134 (REI/VG)

3 1 1

Price: $950,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 587 sqm approx

Agent Comments



8 Andrew St RINGWOOD 3134 (REI/VG)

2 1 2

Price: $885,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 401 sqm approx

Agent Comments



5 Muir Ct RINGWOOD 3134 (REI/VG)

2 1 2

Price: $911,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 556 sqm approx

Agent Comments

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