

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

52 Ford Street Ringwood VIC 3134

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single
between

Price&

\$900,000

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$859,000

Property type

House

Suburb

Ringwood

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

15 Erica Crescent Heathmont VIC 3135

\$946,000

16-Jul-20

127 Dublin Road Ringwood East VIC 3135

-

27-Aug-20

13 Howship Court Ringwood East VIC 3135

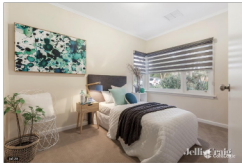
\$999,999

24-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 14 December 2020

**15 Erica Crescent Heathmont VIC 3135**

Sold Price

\$946,000

Sold Date

16-Jul-20

3



2



2

Distance

1.02km**127 Dublin Road Ringwood East VIC 3135**

Sold Price

- Sold Date **27-Aug-20**

3



2



2

Distance

1.13km**13 Howship Court Ringwood East VIC 3135**

Sold Price

^{RS}**\$999,999**

Sold Date

24-Oct-20

3



2



2

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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