## 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

11 Surrey Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	n \$1,050,000		&		\$1,155,0	00		
Median sale p	rice							
Median price	\$1,062,000	Pro	operty Type	Hou	se		Suburb	Ringwood
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	26 Henry St RINGWOOD 3134	\$1,130,000	23/04/2022
2	3 Marwarra St RINGWOOD EAST 3135	\$1,075,000	10/02/2022
3	4 Lee Ct HEATHMONT 3135	\$1,050,000	01/03/2022

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:

19/05/2022 09:04









Property Type: House Land Size: 771 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price Year ending March 2022: \$1,062,000

# **Comparable Properties**

26 Henry St RINGWOOD 3134 (REI)	Agent Comments
Price: \$1,130,000 Method: Auction Sale Date: 23/04/2022 Property Type: House (Res)	
3 Marwarra St RINGWOOD EAST 3135 (REI/VG) 2 3 1 2 3 1 2 3 1 3 1 1 1 1 1 1 1 1 1 1	Agent Comments
Price: \$1,075,000 Method: Private Sale Date: 10/02/2022 Property Type: House Land Size: 803 sqm approx	
4 Lee Ct HEATHMONT 3135 (REI) 3  4  5  6  7  7  7  7  7  7  7  7  7  7  7  7  7	Agent Comments
Price: \$1,050,000 Method: Private Sale Date: 01/03/2022 Rooms: 4 Property Type: House (Res)	

#### Account - Philip Webb



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Land Size: 715 sqm approx

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.