

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 consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,062,000

Property Type House

Suburb Ringwood

Period - From 01/04/2021

to

31/03/2022

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	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



 3  1  1

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

 3  1  1

Price: \$1,130,000
Method: Auction Sale
Date: 23/04/2022
Property Type: House (Res)



3 Marwarra St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  1  1

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)

Agent Comments

 3  1  1

Price: \$1,050,000
Method: Private Sale
Date: 01/03/2022
Rooms: 4
Property Type: House (Res)
Land Size: 715 sqm approx

Account - Philip Webb