

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2/1 Ford Street, Ringwood VIC 3134

Indicative selling price

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

Range between

\$600,000 - \$660,000

Median sale price

Median price

\$ 562,500

*House

*Unit

Suburb

Ringwood

Period - From

1 July 2017

to

30th Sept 2017

Source

PRICEFINDER

Comparable property sales

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. 4/13-15 Bardia Street, Ringwood VIC 3134	\$ 630,000	12 th July 2017
2. 1/36 Great Ryrie Street, Ringwood VIC 3134	\$ 600,000	9 th October 2017
3. 6/7-9 Barkly Street, Ringwood VIC 3134	\$ 600,000	5 th October 2017