

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	2/46 Pitt Street, Ringwood Vic 3134
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Indicative selling price

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

Range between	\$600,000	&	\$650,000
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Median sale price

Median price	\$562,000	House		Unit	X	Suburb	Ringwood
Period - From	01/01/2018	to	31/12/2018	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	1/109 New St RINGWOOD 3134	\$650,000	13/09/2018
2	2 Wattle Av RINGWOOD 3134	\$645,000	23/01/2019
3	6/40 Pitt St RINGWOOD 3134	\$625,000	13/12/2018

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.



Rooms:

Property Type: Retail - Mixed Use
(Unspecified)

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending December 2018: \$562,000

Comparable Properties



1/109 New St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 13/09/2018

Rooms: 5

Property Type: Townhouse (Single)



2 Wattle Av RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 23/01/2019

Rooms: -

Property Type: House

Land Size: 317 sqm approx

6/40 Pitt St RINGWOOD 3134 (VG)

Agent Comments



Price: \$625,000

Method: Sale

Date: 13/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 245 sqm approx