



REAL ESTATE SELLING EXPERTS PTY LTD ABN: 20635971836 Agent No: 082057L T/A @realty  
Level 31/120 Collins Street Melbourne VIC 3000  
Tel: 1300 299 377 Fax: 07 5592 0900 Agent No: 082057L  
Email: bruceung@atrealty.com.au

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## STATEMENT OF INFORMATION

### Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Unit offered for sale

Address 1-13/ 284-286 Maroondah Hwy, Ringwood Vic 3134  
Including suburb and  
postcode \_\_\_\_\_

#### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Unit No.1 ( 4 Bedrooms Townhouse)	\$1,088,800	Or range between \$* _____ & \$ _____	
Unit No.2 ( 3 Bedrooms Townhouse)	\$846,800	Or range between \$* _____ & \$ _____	
Unit No.3 ( 3 Bedrooms Townhouse)	\$848,800	Or range between \$* _____ & \$ _____	
Unit No.4 ( 3 Bedrooms Townhouse)	\$876,800	Or range between \$* _____ & \$ _____	
Unit No.5 ( 3 Bedrooms Townhouse)	\$873,800	Or range between \$* _____ & \$ _____	

Additional entries may be included or attached as required.

#### Suburb unit median sale price

Median price \$622,499 Suburb RINGWOOD

Period - From 01 October 2021 To 31 March 2022 Source Pricfinder

**Comparable property sales (\*Delete A or B below as applicable)**

~~A\*~~ These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
	1	\$	
	2	\$	
	3	\$	

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	1	\$	
	2	\$	
	3	\$	

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

28/04/2022



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Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Unit No.6 ( 3 Bedrooms Townhouse)	\$906,600	Or range between \$* _____	& \$ _____
Unit No.7 ( 3 Bedrooms Townhouse)	\$918,800	Or range between \$* _____	& \$ _____
Unit No.8 ( 3 Bedrooms Townhouse)	\$899,900	Or range between \$* _____	& \$ _____
Unit No.9 ( 3 Bedrooms Townhouse)	\$899,900	Or range between \$* _____	& \$ _____
Unit No.10 ( 3 Bedrooms Townhouse)	\$899,900	Or range between \$* _____	& \$ _____

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Unit No.11 ( 3 Bedrooms Townhouse)	\$899,900	Or range between \$* _____	& \$ _____
Unit No.12 ( 3 Bedrooms Townhouse)	\$899,900	Or range between \$* _____	& \$ _____
Unit No.13 ( 3 Bedrooms Townhouse)	\$929,800	Or range between \$* _____	& \$ _____
		Or range between \$* _____	& \$ _____
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