

# 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  
Including suburb and  
postcode 1-35 / 7-9 Bardia Street, RINGWOOD VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](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
1 bedroom, 1 bathroom, 1 car (55-59sqm approx.)	\$*	Or range between	\$398,000	&	\$408,000
2 bedrooms, 1 bathroom, 1 car (77sqm approx.)	\$*	Or range between	\$438,000	&	\$468,000
2 bedrooms, 1 bathroom, 1 car (76-83sqm approx.)	\$*	Or range between	\$498,000	&	\$538,000
2 bedrooms, 1 bathroom, 1 car (91-92sqm approx.)	\$*	Or range between	\$548,000	&	\$588,000
2 bedrooms, 2 bathrooms, 1 car (89-102sqm approx.)	\$*	Or range between	\$598,00	&	\$648,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$589,000

Suburb Ringwood

Period - From 17/09/2017 To 17/12/2017

Source REIV

## 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.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1 bedroom, 1 bathroom, 1 car	1 29/7-9 Bardia Street, Ringwood	\$398,000	07/02/2018
	2	\$	
	3	\$	

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 bedrooms, 1 bathroom, 1 car	1 16/7-9 Bardia Street, Ringwood	\$498,000	30/01/2018
	2 19/7-9 Bardia Street, Ringwood	\$498,000	16/11/2017
	3	\$	

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 bedrooms, 2 bathrooms, 1 car	1 30/7-9 Bardia Street, Ringwood	\$628,000	27/11/2017
	2 31/7-9 Bardia Street, Ringwood	\$648,000	16/11/2017
	3	\$	

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	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.