### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

19 Ford Street, Ringwood Vic 3134

#### Indicative selling price

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

Range between \$750,000 & \$820,000	Range between	\$750,000	&	\$820,000
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#### Median sale price

Median price	\$1,002,500	Pro	perty Type	House		Suburb	Ringwood
Period - From	01/04/2025	to	30/06/2025		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

1	5/84 Warrandyte Rd RINGWOOD 3134	\$807,000	25/07/2025
2	12 Tweed St RINGWOOD EAST 3135	\$780,000	28/06/2025
3	28 Andrew St RINGWOOD 3134	\$800,000	30/05/2025

#### 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:	28/07/2025 16:13



Date of sale



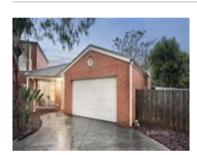




Property Type: House **Agent Comments** 

**Indicative Selling Price** \$750,000 - \$820,000 **Median House Price** June quarter 2025: \$1,002,500

# Comparable Properties



5/84 Warrandyte Rd RINGWOOD 3134 (REI)

Price: \$807,000

Method: Sold Before Auction

Date: 25/07/2025 **Property Type:** Unit **Agent Comments** 



12 Tweed St RINGWOOD EAST 3135 (REI)

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**Agent Comments** 

Price: \$780,000 Method: Private Sale Date: 28/06/2025 Property Type: House Land Size: 447 sqm approx



28 Andrew St RINGWOOD 3134 (REI/VG)





**Agent Comments** 

Price: \$800,000 Method: Private Sale Date: 30/05/2025 Property Type: House

Account - Barry Plant | P: 03 9842 8888



