

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

3/22 William Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$627,250 Property Type Unit Suburb Ringwood

Period - From 27/04/2021 to 26/04/2022 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 6/8 Wildwood Gr RINGWOOD 3134	\$620,000	19/04/2022
2 2/37 Bedford Rd RINGWOOD 3134	\$610,000	02/04/2022
3 4/4 Barkly St RINGWOOD 3134	\$600,000	05/04/2022

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:

27/04/2022 13:02



Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median Unit Price
 27/04/2021 - 26/04/2022: \$627,250

Comparable Properties



6/8 Wildwood Gr RINGWOOD 3134 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 19/04/2022
Property Type: Unit
Land Size: 163 sqm approx



2/37 Bedford Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$610,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Unit



4/4 Barkly St RINGWOOD 3134 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 05/04/2022
Property Type: Unit

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