

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

4 Wingrove Place Ringwood VIC 3134

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Ringwood

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

9 Ambrie Avenue Ringwood VIC 3134	\$818,000	19-Sep-19
5 Sonia Street Ringwood VIC 3134	\$835,000	14-Dec-19
34 Hendra Grove Ringwood VIC 3134	\$860,000	16-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 20 January 2020



9 Ambrie Avenue Ringwood VIC 3134

3 2 4

Sold Price **\$818,000** Sold Date **19-Sep-19**

Distance **1.14km**



5 Sonia Street Ringwood VIC 3134

3 2 2

Sold Price ^{RS} **\$835,000** Sold Date **14-Dec-19**

Distance **0.49km**



34 Hendra Grove Ringwood VIC 3134

4 2 1

Sold Price ^{RS} **\$860,000** ^{UN} Sold Date **16-Sep-19**

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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