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
Single Price		\$800,000	&	\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$800,000	Prop	erty type House		Suburb	Ringwood	
Period-from	01 Jan 2019	to	31 Dec 2	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





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22422

9 Ambrie Avenue Ringwood VIC 3134

₾ 2

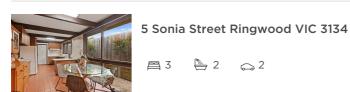
₾ 2

Sold Price

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

Distance

1.14km



\$ 2

Sold Price

RS \$835,000 Sold Date 14-Dec-19

Distance

0.49km



34 Hendra Grove Ringwood VIC

Sold Price

RS \$860,000 UN

Sold Date

16-Sep-19

Distance

1.03km

= 4

□ 3

二 3

RS = Recent sale UN = Undisclosed Sale

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