

## 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

3/10 WILDWOOD GROVE RINGWOOD VIC 3134

### Indicative selling price

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

Single Price

or range  
between

\$599,000

&

\$658,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Dec 2023

to

30 Nov 2024

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 ZEPHYR CLOSE RINGWOOD VIC 3134	\$651,000	18-Oct-24
2/8-10 WILLIAM STREET RINGWOOD VIC 3134	\$640,000	29-Jun-24
3/4 NELSON STREET RINGWOOD VIC 3134	\$600,000	09-Apr-24

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: 27 December 2024



**9 ZEPHYR CLOSE RINGWOOD VIC 3134**

Sold Price

<sup>RS</sup>

**\$651,000**

Sold Date

**18-Oct-24**

2 2 1

Distance

**0.07km**



**2/8-10 WILLIAM STREET RINGWOOD VIC 3134**

Sold Price

**\$640,000**

Sold Date

**29-Jun-24**

2 1 2

Distance

**0.24km**



**3/4 NELSON STREET RINGWOOD VIC 3134**

Sold Price

**\$600,000**

Sold Date

**09-Apr-24**

2 1 2

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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