

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

3/52 ARLINGTON STREET 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/54 ARLINGTON STREET RINGWOOD VIC 3134	\$638,000	03-Dec-24
1/41-43 ARLINGTON STREET RINGWOOD VIC 3134	\$615,000	19-Dec-24
4/13 ALBERT STREET RINGWOOD VIC 3134	\$610,000	10-Oct-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: 31 March 2025



**1/54 ARLINGTON STREET
RINGWOOD VIC 3134**

2 2 1

Sold Price **\$638,000** Sold Date **03-Dec-24**

Distance **0.02km**



**1/41-43 ARLINGTON STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$615,000** Sold Date **19-Dec-24**

Distance **0.14km**



**4/13 ALBERT STREET RINGWOOD
VIC 3134**

2 1 1

Sold Price **\$610,000** Sold Date **10-Oct-24**

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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