

# 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

3/34 Wantirna Road, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median sale price

Median price \$649,750 Property Type Unit Suburb Ringwood

Period - From 01/04/2021 to 31/03/2022 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	4/58 Oliver St RINGWOOD 3134	\$700,000	07/04/2022
2	5/82-84 Ringwood St RINGWOOD 3134	\$668,000	16/04/2022
3	1/46 Mt Dandenong Rd RINGWOOD EAST 3135	\$660,000	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:

13/07/2022 16:52



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**Property Type:** Unit  
**Land Size:** 412 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$650,000 - \$715,000  
**Median Unit Price**  
 Year ending March 2022: \$649,750

## Comparable Properties



**4/58 Oliver St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

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**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 07/04/2022  
**Property Type:** Unit  
**Land Size:** 412 sqm approx



**5/82-84 Ringwood St RINGWOOD 3134 (REI)**

**Agent Comments**

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**Price:** \$668,000  
**Method:** Private Sale  
**Date:** 16/04/2022  
**Property Type:** Unit  
**Land Size:** 136 sqm approx

**1/46 Mt Dandenong Rd RINGWOOD EAST 3135 (VG)**

**Agent Comments**

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**Price:** \$660,000  
**Method:** Sale  
**Date:** 05/04/2022  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Philip Webb**