

## 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

142 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Ringwood

Period-from

01 Dec 2018

to

30 Nov 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

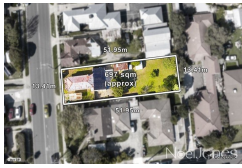
Date of sale

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 18 Wantirna Road Ringwood VIC 3134  | \$780,000 | 10-Dec-19 |
| 2 Bellbird Drive Wantirna VIC 3152  | \$770,000 | 20-Jun-19 |
| 15 Rachelle Drive Wantirna VIC 3152 | \$795,000 | 14-Dec-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: 18 December 2019



**18 Wantirna Road Ringwood VIC 3134**

3 1 1

Sold Price

**\$780,000<sup>UN</sup>**

Sold Date

**10-Dec-19**

Distance

**1.25km**



**2 Bellbird Drive Wantirna VIC 3152**

3 2 2

Sold Price

**\$770,000**

Sold Date

**20-Jun-19**

Distance

**1.4km**



**15 Rachele Drive Wantirna VIC 3152**

3 2 2

Sold Price

**<sup>RS</sup>\$795,000**

Sold Date

**14-Dec-19**

Distance

**1.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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