

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

1B BEST 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

\$1,070,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Sep 2022

to

31 Aug 2023

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

2/14 THOMAS STREET RINGWOOD VIC 3134	\$1,100,000	15-Jul-23
71 DUBLIN ROAD RINGWOOD EAST VIC 3135	\$1,066,000	18-Mar-23
37 BALFOUR AVENUE HEATHMONT VIC 3135	\$1,068,000	24-Apr-23

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: 13 September 2023



**2/14 THOMAS STREET RINGWOOD
VIC 3134**

Sold Price

^{RS}

\$1,100,000

Sold Date

15-Jul-23



3



2



2

Distance

0.2km



**71 DUBLIN ROAD RINGWOOD
EAST VIC 3135**

Sold Price

\$1,066,000

Sold Date

18-Mar-23



3



2



2

Distance

1.09km



**37 BALFOUR AVENUE
HEATHMONT VIC 3135**

Sold Price

\$1,068,000

Sold Date

24-Apr-23



3



2



2

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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