

## 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

1/2 ARLINGTON STREET 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2021

to

31 Jul 2022

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

3/16 WILANA STREET RINGWOOD VIC 3134	\$520,000	18-Jun-22
2/30 NEW STREET RINGWOOD VIC 3134	\$548,000	01-Jun-22
4/4-6 MULLUM MULLUM ROAD RINGWOOD VIC 3134	\$545,000	29-May-22

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: 25 August 2022



## 3/16 WILANA STREET RINGWOOD VIC 3134

2 1 1

Sold Price **\$520,000** Sold Date **18-Jun-22**

Distance **0.55km**



## 2/30 NEW STREET RINGWOOD VIC 3134

2 1 1

Sold Price **\$548,000** Sold Date **01-Jun-22**

Distance **0.81km**



## 4/4-6 MULLUM MULLUM ROAD RINGWOOD VIC 3134

2 1 1

Sold Price **\$545,000** Sold Date **29-May-22**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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