

## 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	3/23-25 Wilana Street, Ringwood Vic 3134
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#### Indicative selling price

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

Range between	\$525,000	&	\$545,000
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#### Median sale price

Median price	\$630,450	House		Unit	X	Suburb	Ringwood
Period - From	01/07/2017	to	30/09/2017	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	5/4 William St RINGWOOD 3134	\$530,300	03/10/2017
2	2/33-35 Bond St RINGWOOD 3134	\$525,000	06/12/2017
3	1/34 Campbell St HEATHMONT 3135	\$525,000	15/07/2017

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.~~



3/23-25 Wilana Street, Ringwood Vic 3134

carter

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2 1 1

**Rooms:**

**Property Type:** Unit

**Land Size:** 111.127 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$525,000 - \$545,000

**Median Unit Price**

September quarter 2017: \$630,450

## Comparable Properties



5/4 William St RINGWOOD 3134 (REI)

**Agent Comments**

2 1 1

**Price:** \$530,300

**Method:** Private Sale

**Date:** 03/10/2017

**Rooms:** -

**Property Type:** Unit



2/33-35 Bond St RINGWOOD 3134 (REI)

**Agent Comments**

2 1 1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 06/12/2017

**Rooms:** 3

**Property Type:** Flat/Unit/Apartment (Res)

**Land Size:** 139 sqm approx



1/34 Campbell St HEATHMONT 3135 (REI)

**Agent Comments**

2 1 1

**Price:** \$525,000

**Method:** Auction Sale

**Date:** 15/07/2017

**Rooms:** 4

**Property Type:** Unit

