

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

6/100 RINGWOOD 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

or range
between

\$550,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/23-25 BEDFORD ROAD RINGWOOD VIC 3134	\$580,000	13-Jun-24
2/14 LENA GROVE RINGWOOD VIC 3134	\$580,000	07-Oct-24
1/2 ARLINGTON STREET RINGWOOD VIC 3134	\$565,000	05-Sep-24

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: 04 November 2024



**2/23-25 BEDFORD ROAD
RINGWOOD VIC 3134**

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Sold Price **\$580,000** Sold Date **13-Jun-24**

Distance **1.17km**



2/14 LENA GROVE RINGWOOD VIC 3134

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Sold Price ^{RS} **\$580,000** Sold Date **07-Oct-24**

Distance **1.78km**



**1/2 ARLINGTON STREET
RINGWOOD VIC 3134**

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Sold Price ^{RS} **\$565,000** Sold Date **05-Sep-24**

Distance **1.46km**

RS = Recent sale **UN** = Undisclosed Sale

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