

## 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

41 WARRANDYTE 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

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,021,500

Property type

House

Suburb

Ringwood

Period-from

01 Mar 2021

to

28 Feb 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

47 LOUGHNAN ROAD RINGWOOD VIC 3134	\$770,000	16-Oct-21
16 MADIGAN COURT HEATHMONT VIC 3135	\$786,000	11-Dec-21

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: 22 March 2022



### 47 LOUGHNAN ROAD RINGWOOD VIC 3134

 3
  2
  2

Sold Price

**\$770,000**

Sold Date

**16-Oct-21**

Distance

**0.6km**


### 16 MADIGAN COURT HEATHMONT VIC 3135

 3
  2
  1

Sold Price

**\$786,000**

Sold Date

**11-Dec-21**

Distance

**1.79km**

RS = Recent sale

UN = Undisclosed Sale

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