

## 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

2/28-30 THOMAS 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/41-43 ARLINGTON STREET RINGWOOD VIC 3134	\$615,000	19-Dec-24
2/26 GREENWOOD AVENUE RINGWOOD VIC 3134	\$630,000	12-Oct-24
3/5 ALLEN STREET RINGWOOD VIC 3134	\$640,000	24-Oct-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: 12 February 2025



**1/41-43 ARLINGTON STREET  
RINGWOOD VIC 3134**

 2  1  1

Sold Price

<sup>RS</sup>

**\$615,000**

Sold Date

**19-Dec-24**

Distance

**1.01km**



**2/26 GREENWOOD AVENUE  
RINGWOOD VIC 3134**

 2  1  1

Sold Price

**\$630,000**

Sold Date

**12-Oct-24**

Distance

**0.32km**



**3/5 ALLEN STREET RINGWOOD  
VIC 3134**

 2  1  1

Sold Price

**\$640,000**

Sold Date

**24-Oct-24**

Distance

**0.24km**

RS = Recent sale

UN = Undisclosed Sale

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