

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 6/61 Warrandyte Road, Ringwood, VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$860,000 & \$930,000

Median sale price

Median price \$645,000 Property type Unit Suburb Ringwood

Period - From 07/04/2024 to 06/10/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/ 82 Wantirna Rd, Ringwood Vic	\$930,000	22/06/2024
2	2/ 25-27 Deep Creek Rd, Mitcham Vic	\$890,000	17/06/2024
3	6a William St, Ringwood Vic	\$922,500	14/08/2024

This Statement of Information was prepared on: 07/10/2024

