

## 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

6/139 WARRANDYTE ROAD RINGWOOD NORTH 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

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Unit

Suburb

Ringwood North

Period-from

01 May 2021

to

30 Apr 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

2/1 MINES ROAD RINGWOOD EAST VIC 3135	\$687,000	22-Dec-21
1/21 BEDFORD ROAD RINGWOOD VIC 3134	\$660,000	30-Apr-22
4/5 MINES ROAD RINGWOOD EAST VIC 3135	\$650,000	09-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: 24 May 2022



**2/1 MINES ROAD RINGWOOD EAST VIC 3135**

Sold Price

**\$687,000**

Sold Date

**22-Dec-21**

2

1

2

Distance

**1.32km**



**1/21 BEDFORD ROAD RINGWOOD VIC 3134**

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**30-Apr-22**

2

1

2

Distance

**1.89km**



**4/5 MINES ROAD RINGWOOD EAST VIC 3135**

Sold Price

**\$650,000**

Sold Date

**09-Dec-21**

2

1

2

Distance

**1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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