

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

3/18 ANDREW 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,007,000

Property type

House

Suburb

Ringwood

Period-from

01 Sep 2023

to

31 Aug 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

1/98 RINGWOOD STREET RINGWOOD VIC 3134	\$495,000	11-Apr-24
1/17A MT DANDENONG ROAD RINGWOOD EAST VIC 3135	\$540,000	29-May-24
2/8 LAVENDER STREET RINGWOOD VIC 3134	\$550,000	04-Jun-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: 17 September 2024



**1/98 RINGWOOD STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$495,000** Sold Date **11-Apr-24**

Distance **0.36km**



**1/17A MT DANDENONG ROAD
RINGWOOD EAST VIC 3135**

2 1 1

Sold Price **\$540,000** Sold Date **29-May-24**

Distance **1.47km**



**2/8 LAVENDER STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$550,000** Sold Date **04-Jun-24**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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