

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

1/2 WOODSIDE AVENUE 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,999

Property type

Unit

Suburb

Ringwood

Period-from

01 Sep 2021

to

31 Aug 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

3/28 HOLLAND ROAD RINGWOOD EAST VIC 3135	\$900,000	03-May-21
2/180 WANTIRNA ROAD RINGWOOD VIC 3134	\$920,000	27-Oct-21
1/1 GORDON COURT RINGWOOD VIC 3134	\$876,000	28-May-22

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: 19 September 2022



**3/28 HOLLAND ROAD RINGWOOD
EAST VIC 3135**

4 2 1

Sold Price

\$900,000

Sold Date

03-May-21

Distance

1.95km



**2/180 WANTIRNA ROAD
RINGWOOD VIC 3134**

4 2 1

Sold Price

\$920,000

Sold Date

27-Oct-21

Distance

2.83km



**1/1 GORDON COURT RINGWOOD
VIC 3134**

4 2 2

Sold Price

\$876,000

Sold Date

28-May-22

Distance

2.99km

RS = Recent sale

UN = Undisclosed Sale

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