

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

4/23 PITT 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2023

to

31 Jul 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

1/26-28 ROSEDALE CRESCENT RINGWOOD EAST VIC 3135	\$595,000	28-May-24
3/48-50 FORD STREET RINGWOOD VIC 3134	\$595,000	28-May-24
9/3 TURNBULL COURT RINGWOOD VIC 3134	\$610,300	02-Jul-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: 14 August 2024

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**1/26-28 ROSEDALE CRESCENT
RINGWOOD EAST VIC 3135** 2  1  1Sold Price ^{RS} **\$595,000** ^{UN} Sold Date **28-May-24**Distance **0.63km****3/48-50 FORD STREET
RINGWOOD VIC 3134** 2  1  1

Sold Price

Sold Date **28-May-24**Distance **0.64km****9/3 TURNBULL COURT
RINGWOOD VIC 3134** 2  1  1Sold Price ^{RS} **\$610,300** ^{UN} Sold Date **02-Jul-24**Distance **0.79km****RS** = Recent sale**UN** = Undisclosed Sale

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