

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 Paxton 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Ringwood

Period-from

01 Feb 2021

to

31 Jan 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

69-71 Ringwood Street Ringwood VIC 3134	\$1,250,000	21-Jan-22
6 Lyn Court Ringwood North VIC 3134	\$1,150,000	02-Dec-21
12 Glenvale Road Ringwood North VIC 3134	\$1,153,000	30-Nov-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: 17 February 2022



69-71 Ringwood Street Ringwood VIC 3134

Sold Price ^{RS} **\$1,250,000** Sold Date **21-Jan-22**

4 2 2

Distance **0.79km**

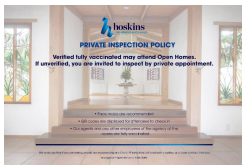


6 Lyn Court Ringwood North VIC 3134

Sold Price **\$1,150,000** Sold Date **02-Dec-21**

5 2 2

Distance **1.15km**



12 Glenvale Road Ringwood North VIC 3134

Sold Price ^{RS} **\$1,153,000** ^{UN} Sold Date **30-Nov-21**

4 2 2

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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