

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

4/35 Wonga Road, Ringwood North Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$790,000

&

\$869,000

Median sale price

Median price

\$827,500

Property Type

Unit

Suburb

Ringwood North

Period - From

25/01/2022

to

24/01/2023

Source

REIV

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 six 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	3/22 Unsworth Rd RINGWOOD NORTH 3134	\$856,000	02/11/2022
2	24a Mullum Mullum Rd RINGWOOD 3134	\$855,000	19/08/2022
3	1/323 Maroondah Hwy RINGWOOD 3134	\$790,000	17/10/2022

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 six months.~~

This Statement of Information was prepared on:

25/01/2023 14:23



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Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median Unit Price
25/01/2022 - 24/01/2023: \$827,500

Comparable Properties

3/22 Unsworth Rd RINGWOOD NORTH 3134 (VG) **Agent Comments**

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Price: \$856,000
Method: Sale
Date: 02/11/2022
Property Type: Flat/Unit/Apartment (Res)

24a Mullum Mullum Rd RINGWOOD 3134 (VG) **Agent Comments**

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Price: \$855,000
Method: Sale
Date: 19/08/2022
Property Type: Flat/Unit/Apartment (Res)

1/323 Maroondah Hwy RINGWOOD 3134 (VG) **Agent Comments**

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Price: \$790,000
Method: Sale
Date: 17/10/2022
Property Type: Flat/Unit/Apartment (Res)