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

35a Thomas Street, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$700,000		&		\$770,000				
Median sale price									
Median price	\$636,000	Pro	operty Type	Unit			Suburb	Ringwood	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/10 Langley St RINGWOOD EAST 3135	\$770,000	03/03/2025
2	5a Andrew St RINGWOOD 3134	\$740,000	23/11/2024
3	23 Laurence Gr RINGWOOD EAST 3135	\$780,000	11/10/2024

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:

26/03/2025 11:22









Property Type: House (Previously Occupied - Detached) Land Size: 350 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Unit Price Year ending December 2024: \$636,000

Comparable Properties

2/10 Langley St RINGWOOD EAST 3135 (REI) 2 1 2 2 2 Price: \$770,000 Method: Private Sale Date: 03/03/2025 Property Type: Unit Land Size: 203 sqm approx	Agent Comments
5a Andrew St RINGWOOD 3134 (REI/VG) 1 1 2 1 Price: \$740,000 Method: Auction Sale Date: 23/11/2024 Property Type: Unit Land Size: 202 sqm approx	Agent Comments
23 Laurence Gr RINGWOOD EAST 3135 (REI/VG) 2 1 1 1 Price: \$780,000 Method: Private Sale Date: 11/10/2024 Rooms: 3 Property Type: Unit Land Size: 273 sqm approx	Agent Comments

Account - Ray White Croydon | P: 03 9725 7444



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