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

1/105 Wantirna Road, Ringwood Vic 3134

Indicative selling price

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

Single price | $965,000

Median sale price

| Median price | $828,000 | Property Type | Townhouse | Suburb | Ringwood |

| Period - From | 05/07/2020 | to | 04/07/2021 | 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	3/2 Yarmouth St RINGWOOD 3134	$930,000	29/05/2021
2	1/15 Great Ryrie St RINGWOOD 3134	$955,000	18/05/2021
3	2/16 Daisy St HEATHMONT 3135	$920,000	21/04/2021

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: | 05/07/2021 12:40

CONSUMER AFFAIRS VICTORIA

hockingstuart | **belle** PROPERTY

🛏 3   🛁 2   🚗 2

Rooms: 4
Property Type: Townhouse (Single)
Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price
$965,000
Median Townhouse Price
05/07/2020 - 04/07/2021: $828,000

Comparable Properties

3/2 Yarmouth St RINGWOOD 3134 (REI)

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Price: $930,000
Method: Auction Sale
Date: 29/05/2021
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 220 sqm approx

Agent Comments

1/15 Great Ryrie St RINGWOOD 3134 (REI/VG)

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Price: $955,000
Method: Private Sale
Date: 18/05/2021
Property Type: Townhouse (Single)

Agent Comments

2/16 Daisy St HEATHMONT 3135 (REI/VG)

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Price: $920,000
Method: Private Sale
Date: 21/04/2021
Property Type: Townhouse (Single)
Land Size: 216 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au