

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

2/11 Woodside Avenue, Ringwood Vic 3134

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Ringwood

Period - From

01/07/2023

to

30/09/2023

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	1/29 Railway Av RINGWOOD EAST 3135	\$772,000	03/07/2023
2	135 Bedford Rd RINGWOOD EAST 3135	\$690,000	01/07/2023
3	1/82-84 Ringwood St RINGWOOD 3134	\$675,000	06/09/2023

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:

30/11/2023 10:29



 3  1  3

Property Type: Unit
Land Size: 370 sqm approx
Agent Comments

Indicative Selling Price

\$750,000

Median Unit Price

September quarter 2023: \$645,000

Comparable Properties



1/29 Railway Av RINGWOOD EAST 3135 (REI) **Agent Comments**

 3  1  2

Price: \$772,000
Method: Private Sale
Date: 03/07/2023
Property Type: Unit
Land Size: 232 sqm approx



135 Bedford Rd RINGWOOD EAST 3135 (REI) **Agent Comments**

 3  1  2

Price: \$690,000
Method: Private Sale
Date: 01/07/2023
Property Type: House



1/82-84 Ringwood St RINGWOOD 3134 (REI) **Agent Comments**

 3  1  2

Price: \$675,000
Method: Private Sale
Date: 06/09/2023
Property Type: Unit
Land Size: 168 sqm approx

Account - Barry Plant | P: 03 9842 8888