

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

12a Wenwood Street, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$780,000

&

\$858,000

Median sale price

Median price

\$755,250

Property Type

Unit

Suburb

Ringwood East

Period - From

01/10/2021

to

31/12/2021

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	3/370 Canterbury Rd HEATHMONT 3135	\$845,000	12/11/2021
2	1/21 Wainui Av HEATHMONT 3135	\$820,000	01/09/2021
3	3/16 Mirabel Av RINGWOOD EAST 3135	\$790,000	10/10/2021

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:

07/02/2022 12:13



 2  2  0

Rooms: 6

Property Type: House (Res)

Land Size: 417 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$858,000

Median Unit Price

December quarter 2021: \$755,250

Comparable Properties



3/370 Canterbury Rd HEATHMONT 3135 (REI/VG)

Agent Comments

 3  2  2

Price: \$845,000

Method: Private Sale

Date: 12/11/2021

Property Type: Unit

Land Size: 315 sqm approx



1/21 Wainui Av HEATHMONT 3135 (REI/VG)

Agent Comments

 3  1  1

Price: \$820,000

Method: Private Sale

Date: 01/09/2021

Property Type: Unit

Land Size: 345 sqm approx

3/16 Mirabel Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  1  1

Price: \$790,000

Method: Auction Sale

Date: 10/10/2021

Property Type: Unit

Land Size: 281 sqm approx

Account - Philip Webb