

## 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

2/9 Paxton Street Ringwood VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

2/9 Notlen Street Ringwood VIC 3134	\$685,000	21-Dec-20
11/9-11 Mines Road Ringwood East VIC 3135	\$665,000	14-Dec-20
3/14 Wenwood Street Ringwood East VIC 3135	\$670,000	17-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 01 March 2021



**2/9 Notlen Street Ringwood VIC 3134**

3 1 2

Sold Price

<sup>RS</sup> **\$685,000** Sold Date **21-Dec-20**

Distance **0.66km**



**11/9-11 Mines Road Ringwood East VIC 3135**

3 1 1

Sold Price

<sup>RS</sup> **\$665,000** Sold Date **14-Dec-20**

Distance **1.14km**



**3/14 Wenwood Street Ringwood East VIC 3135**

3 1 1

Sold Price

**\$670,000** Sold Date **17-Oct-20**

Distance **1.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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