

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

3/85 RINGWOOD STREET RINGWOOD VIC 3134

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,800

Property type

Unit

Suburb

Ringwood

Period-from

01 Feb 2023

to

31 Jan 2024

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

17 HARRISON STREET RINGWOOD VIC 3134	\$629,000	16-Sep-23
5/33-39 DUBLIN ROAD RINGWOOD EAST VIC 3135	\$629,000	25-Oct-23
2/11 ALBERT STREET RINGWOOD VIC 3134	\$645,000	20-Sep-23

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: 23 February 2024



17 HARRISON STREET RINGWOOD VIC 3134

Sold Price

\$629,000

Sold Date

16-Sep-23

 2

 1

 2

Distance

0.19km



5/33-39 DUBLIN ROAD RINGWOOD EAST VIC 3135

Sold Price

Sold Date

25-Oct-23

 2

 1

 2

Distance

1.83km



2/11 ALBERT STREET RINGWOOD VIC 3134

Sold Price

\$645,000

Sold Date

20-Sep-23

 2

 1

 2

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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