

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

2/35-37 WANTIRNA ROAD 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,500

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

6/28-30 ARLINGTON STREET RINGWOOD VIC 3134	\$610,600	14-Sep-23
2/6 GREENWOOD AVENUE RINGWOOD VIC 3134	\$650,000	28-Sep-23
WANTIRNA ROAD RINGWOOD VIC 3134	\$575,000	16-Nov-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: 05 February 2024


**6/28-30 ARLINGTON STREET
RINGWOOD VIC 3134**

 2
  1
  1

Sold Price

\$610,600

Sold Date

14-Sep-23

Distance

0.38km

**2/6 GREENWOOD AVENUE
RINGWOOD VIC 3134**

 2
  1
  1

Sold Price

\$650,000

Sold Date

28-Sep-23

Distance

0.42km

**WANTIRNA ROAD RINGWOOD VIC
3134**

 2
  1
  1

Sold Price

\$575,000

Sold Date

16-Nov-23

Distance

0.01km
RS = Recent sale

UN = Undisclosed Sale

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