

## 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

9/74 Warrandyte Road 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

\$428,000

&

\$472,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Nov 2020

to

31 Oct 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

14/74 Warrandyte Road Ringwood VIC 3134	\$400,000	02-Jun-21
1/74 Warrandyte Road Ringwood VIC 3134	\$258,000	06-Aug-21
4/8-12 Albert Street Ringwood VIC 3134	\$365,000	26-May-21

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: 08 November 2021



**14/74 Warrandyte Road Ringwood VIC 3134**

Sold Price

**\$400,000**

Sold Date

**02-Jun-21**

 2

 1

 1

Distance

**0.04km**



**1/74 Warrandyte Road Ringwood VIC 3134**

Sold Price

**\$258,000**

Sold Date

**06-Aug-21**

 1

 1

 1

Distance

**0.07km**

#### Notes from your agent

A recent sale - 1 bedroom, for comparison.



**4/8-12 Albert Street Ringwood VIC 3134**

Sold Price

**\$365,000**

Sold Date

**26-May-21**

 2

 1

 1

Distance

**1.43km**

#### Notes from your agent

This is a retirement village unit. An older sale. Smaller block. More landscaped gardens.

RS = Recent sale

UN = Undisclosed Sale

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