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

1/5 Arlington Street, Ringwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$650,500	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/10 Wildwood Gr RINGWOOD 3134	\$535,000	27/05/2021
2	4/5 Allen St RINGWOOD 3134	\$518,000	20/11/2021
3	4/41 Patterson St RINGWOOD EAST 3135	\$518,000	17/07/2021

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:

25/11/2021 11:39









Rooms: 4 Property Type: Unit Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending September 2021: \$650,500

Comparable Properties



6/10 Wildwood Gr RINGWOOD 3134 (VG)



Price: \$535,000 Method: Sale Date: 27/05/2021 Property Type: Flat/Unit/Apartment (Res)



4/5 Allen St RINGWOOD 3134 (REI)

6 1 2

Price: \$518,000



Method: Private Sale Date: 20/11/2021 Property Type: Unit

4/41 Patterson St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$518,000 Method: Auction Sale Date: 17/07/2021 Rooms: 4 Property Type: Unit

Account - Philip Webb



propertydata

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