

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 consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$650,500 Property Type Unit Suburb Ringwood

Period - From 01/10/2020 to 30/09/2021 Source 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.

	Address 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



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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)

Agent Comments

 2  -  -

Price: \$535,000

Method: Sale

Date: 27/05/2021

Property Type: Flat/Unit/Apartment (Res)



4/5 Allen St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$518,000

Method: Private Sale

Date: 20/11/2021

Property Type: Unit



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

Agent Comments

 2  1  1

Price: \$518,000

Method: Auction Sale

Date: 17/07/2021

Rooms: 4

Property Type: Unit

Account - Philip Webb