

# 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 3/45-47 Arlington Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Ringwood

Period - From 01/10/2018 to 30/09/2019 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	6/4-6 Mullum Mullum Rd RINGWOOD 3134	\$520,000	26/10/2019
2	3/71 Warrandyte Rd RINGWOOD 3134	\$501,000	26/11/2019
3	3/38 Nelson St RINGWOOD 3134	\$450,000	21/09/2019

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: 18/12/2019 11:36



**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$520,000  
**Median Unit Price**  
Year ending September 2019: \$550,000

## Comparable Properties



**6/4-6 Mullum Mullum Rd RINGWOOD 3134 (VG)**

**Agent Comments**



**Price:** \$520,000  
**Method:** Sale  
**Date:** 26/10/2019  
**Property Type:** Strata Unit/Flat



**3/71 Warrandyte Rd RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$501,000  
**Method:** Private Sale  
**Date:** 26/11/2019  
**Rooms:** 3  
**Property Type:** Unit



**3/38 Nelson St RINGWOOD 3134 (REI/VG)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 89 sqm approx