

## 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

4/28 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 \$550,000

&amp;

\$595,000

## Median sale price

Median price \$630,450

House

Unit

X

Suburb

Ringwood

Period - From 01/07/2017

to

30/09/2017

Source

REIV

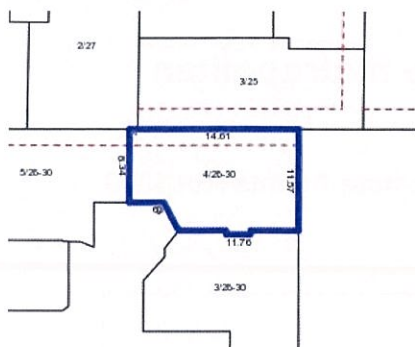
## Comparable property sales (\*Delete A or B below as applicable)

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	3/23-25 Bedford Rd RINGWOOD 3134	\$616,000	26/10/2017
2	1/80 Wantirna Rd RINGWOOD 3134	\$593,000	10/10/2017
3	2/22 Andrew St RINGWOOD 3134	\$550,000	12/10/2017

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.~~



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

## Comparable Properties



**3/23-25 Bedford Rd RINGWOOD 3134 (REI)**

[Agent Comments](#)



**Price:** \$616,000  
**Method:** Private Sale  
**Date:** 26/10/2017  
**Rooms:** -  
**Property Type:** Unit



**1/80 Wantirna Rd RINGWOOD 3134 (REI)**

[Agent Comments](#)



**Price:** \$593,000  
**Method:** Private Sale  
**Date:** 10/10/2017  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 235 sqm approx



**2/22 Andrew St RINGWOOD 3134 (REI)**

[Agent Comments](#)



**Price:** \$550,000  
**Method:** Sold Before Auction  
**Date:** 12/10/2017  
**Rooms:** -  
**Property Type:** Unit