

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

6/61 Warrandyte Road, Ringwood VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$919,000

Median sale price

Median price

\$636,000

Property Type

Unit

Suburb

Ringwood

Period - From

03/08/2024

to

02/02/2025

Source

pdol

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

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/69 Bedford Rd, Ringwood East Vic	\$910,000	26/12/2024
8/37 William St, Ringwood Vic	\$905,000	13/11/2024
1/3 Heywood St, Ringwood Vic	\$932,000	18/10/2024

This Statement of Information was prepared on:

03/02/2025