

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

1A CATHERINE STREET RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$996,500

Property type

House

Suburb

Ringwood

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

22 LORIENTE STREET HEATHMONT VIC 3135	\$1,020,500	11-Dec-23
2/35-37 CULWELL AVENUE MITCHAM VIC 3132	\$915,000	27-Mar-24
20 GREAT RYRIE STREET RINGWOOD VIC 3134	\$960,000	06-Dec-23

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 6 months.

This Statement of Information was prepared on: 17 April 2024



**22 LORIENTE STREET
HEATHMONT VIC 3135**

3 2 2

Sold Price **\$1,020,500** Sold Date **11-Dec-23**

Distance **0.84km**



**2/35-37 CULWELL AVENUE
MITCHAM VIC 3132**

3 1 2

Sold Price ^{RS} **\$915,000** ^{UN} Sold Date **27-Mar-24**

Distance **0.94km**



**20 GREAT RYRIE STREET
RINGWOOD VIC 3134**

3 1 1

Sold Price **\$960,000** Sold Date **06-Dec-23**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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