

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

5/35-37 Wantirna Road 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jan 2020

to

31 Dec 2020

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

4/2 Arlington Street Ringwood VIC 3134	\$550,000	28-Nov-20
2/12 Arlington Street Ringwood VIC 3134	\$595,000	29-Sep-20
3/26 Greenwood Avenue Ringwood VIC 3134	\$582,000	06-Aug-20

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: 14 January 2021



4/2 Arlington Street Ringwood VIC 3134 Sold Price ^{RS} **\$550,000** Sold Date **28-Nov-20**

2 1 1

Distance **0.15km**



2/12 Arlington Street Ringwood VIC 3134 Sold Price **\$595,000** Sold Date **29-Sep-20**

2 1 1

Distance **0.22km**

Notes from your agent

same age. size: 168sqms. updated and dressed for sale.



3/26 Greenwood Avenue Ringwood VIC 3134 Sold Price **\$582,000** Sold Date **06-Aug-20**

2 1 1

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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