

## 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

126 WANTIRNA ROAD RINGWOOD VIC 3134

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

House

Suburb

Ringwood

Period-from

01 Mar 2022

to

28 Feb 2023

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

1 CUMMING STREET HEATHMONT VIC 3135	\$911,000	18-Mar-23
6 CORINGA CLOSE VERMONT VIC 3133	\$1,010,000	25-Mar-23
118 WANTIRNA ROAD RINGWOOD VIC 3134	\$900,000	03-Dec-22

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: 29 March 2023



## 1 CUMMING STREET HEATHMONT VIC 3135

Sold Price

<sup>RS</sup>

**\$911,000**

Sold Date

**18-Mar-23**



3



1



2

Distance

**0.76km**



## 6 CORINGA CLOSE VERMONT VIC 3133

Sold Price

<sup>RS</sup>

**\$1,010,000**

Sold Date

**25-Mar-23**



3



1



2

Distance

**1.28km**



## 118 WANTIRNA ROAD RINGWOOD VIC 3134

Sold Price

**\$900,000**

Sold Date

**03-Dec-22**



3



2



2

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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