

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

20/74 WARRANDYTE 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

or range
between

\$285,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jun 2021

to

31 May 2022

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

15/74 WARRANDYTE ROAD RINGWOOD VIC 3134	\$275,000	07-Apr-22
1/74 WARRANDYTE ROAD RINGWOOD VIC 3134	\$272,000	22-Jan-22
8/74 WARRANDYTE ROAD RINGWOOD VIC 3134	\$395,000	19-Jan-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: 25 June 2022



**15/74 WARRANDYTE ROAD
RINGWOOD VIC 3134**

 1  1  1

Sold Price **\$275,000** Sold Date **07-Apr-22**

Distance **0.05km**



**1/74 WARRANDYTE ROAD
RINGWOOD VIC 3134**

 1  1  1

Sold Price **\$272,000** Sold Date **22-Jan-22**

Distance **0.14km**



**8/74 WARRANDYTE ROAD
RINGWOOD VIC 3134**

 2  1  1

Sold Price **\$395,000** Sold Date **19-Jan-22**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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