

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

3/35-37 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

or range
between

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Sep 2022

to

31 Aug 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

3/5-7 ARLINGTON STREET RINGWOOD VIC 3134	\$625,000	09-May-23
10/7-9 CITY ROAD RINGWOOD VIC 3134	\$590,000	09-Mar-23
3/12 ARLINGTON STREET RINGWOOD VIC 3134	\$625,000	01-Jul-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: 06 September 2023


**3/5-7 ARLINGTON STREET
RINGWOOD VIC 3134**

 2
  1
  1

Sold Price

^{RS}
\$625,000

Sold Date **09-May-23**

Distance

0.15km

10/7-9 CITY ROAD RINGWOOD VIC 3134

 2
  1
  1

Sold Price

\$590,000

Sold Date **09-Mar-23**

Distance

0.21km

**3/12 ARLINGTON STREET
RINGWOOD VIC 3134**

 2
  1
  1

Sold Price

\$625,000

Sold Date **01-Jul-23**

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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