

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

4/26 Munro Street, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$610,000 & \$660,000

Median sale price

Median price \$636,000 Property Type Unit Suburb Ringwood

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 six 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 | 2/1 Wildwood Gr RINGWOOD 3134 | \$620,000 | 19/12/2024 |
| 2 | 1/54 Arlington St RINGWOOD 3134 | \$638,000 | 13/12/2024 |
| 3 | 2/12 Bardia St RINGWOOD 3134 | \$643,000 | 22/11/2024 |

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 six months.~~

This Statement of Information was prepared on:

07/02/2025 09:31

4/26 Munro Street, Ringwood Vic 3134



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$610,000 - \$660,000
Median Unit Price
Year ending December 2024: \$636,000

Comparable Properties



2/1 Wildwood Gr RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$620,000
Method: Private Sale
Date: 19/12/2024
Property Type: Unit
Land Size: 205 sqm approx



1/54 Arlington St RINGWOOD 3134 (REI/VG)

Agent Comments

2 2 1

Price: \$638,000
Method: Private Sale
Date: 13/12/2024
Property Type: Unit
Land Size: 133 sqm approx



2/12 Bardia St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$643,000
Method: Private Sale
Date: 22/11/2024
Property Type: Unit

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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