

## 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

1A JOSEPH STREET RINGWOOD EAST VIC 3135

### 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$969,000

Property type

House

Suburb

Ringwood East

Period-from

01 Apr 2022

to

31 Mar 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 5 ARNOLD STREET RINGWOOD VIC 3134   | \$770,000 | 21-Feb-23 |
| 3 WOODSIDE AVENUE RINGWOOD VIC 3134 | \$735,000 | 13-Jan-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: 24 April 2023



## 5 ARNOLD STREET RINGWOOD VIC 3134

3 1 1

Sold Price **\$770,000** Sold Date **21-Feb-23**

Distance **1.93km**



## 3 WOODSIDE AVENUE RINGWOOD VIC 3134

2 1 1

Sold Price **\$735,000** Sold Date **13-Jan-23**

Distance **2.45km**

RS = Recent sale UN = Undisclosed Sale

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