

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

2/57 LOUGHNAN 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

\$990,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,666

Property type

Unit

Suburb

Ringwood

Period-from

01 Feb 2022

to

31 Jan 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

1/2 WOODSIDE AVENUE RINGWOOD VIC 3134	1020000	22-Oct-22
27 HEATHERBRAE AVENUE WEST RINGWOOD VIC 3134	1090000	24-Nov-22
3/1 HARRISON STREET RINGWOOD VIC 3134	1022500	11-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: 20 February 2023



**1/2 WOODSIDE AVENUE
RINGWOOD VIC 3134**

4 2 2

Sold Price **1020000** Sold Date **22-Oct-22**

Distance **0.62km**

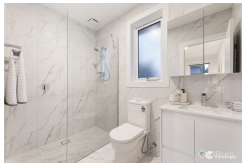


**27 HEATHERBRAE AVENUE WEST
RINGWOOD VIC 3134**

4 2 2

Sold Price **1090000** Sold Date **24-Nov-22**

Distance **1.19km**



**3/1 HARRISON STREET
RINGWOOD VIC 3134**

4 3 2

Sold Price **1022500** Sold Date **11-Dec-22**

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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