

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

3/58 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2021

to

31 Jul 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

3/11 HARRISON STREET RINGWOOD VIC 3134	\$595,000	23-May-22
2/6 VONADAWN AVENUE RINGWOOD EAST VIC 3135	\$620,000	14-Jul-22
5/29 ARLINGTON STREET RINGWOOD VIC 3134	\$573,000	02-Mar-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: 08 August 2022



3/11 HARRISON STREET RINGWOOD VIC 3134

 2  1  1

Sold Price **\$595,000** Sold Date **23-May-22**

Distance **1.6km**



2/6 VONADAWN AVENUE RINGWOOD EAST VIC 3135

 2  1  3

Sold Price ^{RS} **\$620,000** Sold Date **14-Jul-22**

Distance **1.94km**



5/29 ARLINGTON STREET RINGWOOD VIC 3134

 2  1  1

Sold Price **\$573,000** Sold Date **02-Mar-22**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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