

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

2/22 Wilana Street 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,600

Property type

Unit

Suburb

Ringwood

Period-from

01 Apr 2020

to

31 Mar 2021

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

3/78 Dublin Road Ringwood East VIC 3135	\$615,000	29-Mar-21
3/6 Lavender Street Ringwood VIC 3134	\$625,000	26-Nov-20
3/31 Ford Street Ringwood VIC 3134	\$641,000	13-Mar-21

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: 21 April 2021



**3/78 Dublin Road Ringwood East
VIC 3135**

Sold Price

^{RS} **\$615,000**

Sold Date

29-Mar-21

2 1 1

Distance

1.28km



**3/6 Lavender Street Ringwood VIC
3134**

Sold Price

\$625,000

Sold Date

26-Nov-20

2 1 1

Distance

0.45km



**3/31 Ford Street Ringwood VIC
3134**

Sold Price

^{RS} **\$641,000**

Sold Date

13-Mar-21

2 1 1

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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