

## 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

1/107 NEW STREET RINGWOOD VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$626,050

Property type

Unit

Suburb

Ringwood

Period-from

01 Apr 2021

to

31 Mar 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

2/107 NEW STREET RINGWOOD VIC 3134	\$680,000	28-Oct-21
2/9 LEONARD STREET RINGWOOD VIC 3134	\$778,000	05-Feb-22
2/2 LIDDLE WAY VERMONT VIC 3133	\$770,000	26-Oct-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: 04 April 2022



**2/107 NEW STREET RINGWOOD  
VIC 3134**

Sold Price **\$680,000** Sold Date **28-Oct-21**

2 1 1

Distance **0.02km**



**2/9 LEONARD STREET RINGWOOD  
VIC 3134**

Sold Price **\$778,000** Sold Date **05-Feb-22**

2 1 1

Distance **-**



**2/2 LIDDLE WAY VERMONT VIC  
3133**

Sold Price **\$770,000** Sold Date **26-Oct-21**

3 1 1

Distance **1.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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