

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

6 The Centreway, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$795,000 & \$850,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Ringwood

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 six 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	3/79 Mt Dandenong Rd RINGWOOD EAST 3135	\$800,000	26/11/2024
2	1/62 Bedford Rd RINGWOOD 3134	\$800,000	19/11/2024
3	2/21 Mullum Mullum Rd RINGWOOD 3134	\$804,000	17/10/2024

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 six months.~~

This Statement of Information was prepared on:

02/12/2024 14:11

6 The Centreway, Ringwood Vic 3134



 3  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$795,000 - \$850,000

Median Unit Price

Year ending September 2024: \$640,000

Comparable Properties



3/79 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  2

Price: \$800,000

Method: Private Sale

Date: 26/11/2024

Property Type: Unit



1/62 Bedford Rd RINGWOOD 3134 (REI)

Agent Comments

 3  2  2

Price: \$800,000

Method: Private Sale

Date: 19/11/2024

Property Type: Unit

Land Size: 317 sqm approx



2/21 Mullum Mullum Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  2

Price: \$804,000

Method: Private Sale

Date: 17/10/2024

Property Type: House (Res)

Land Size: 351 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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