

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

3/24 GREENWOOD AVENUE 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/6 BARKLY STREET RINGWOOD VIC 3134	\$596,000	23-Dec-24
2/26 GREENWOOD AVENUE RINGWOOD VIC 3134	\$630,000	12-Oct-24
6/1 GREENWOOD AVENUE RINGWOOD VIC 3134	\$652,500	24-Sep-24

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: 25 February 2025



**1/6 BARKLY STREET RINGWOOD
VIC 3134**

2 1 1

Sold Price

\$596,000

Sold Date **23-Dec-24**

Distance **0.42km**



**2/26 GREENWOOD AVENUE
RINGWOOD VIC 3134**

2 1 1

Sold Price

\$630,000

Sold Date **12-Oct-24**

Distance **0.02km**



**6/1 GREENWOOD AVENUE
RINGWOOD VIC 3134**

2 1 1

Sold Price

\$652,500

Sold Date **24-Sep-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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