

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

6/100 RINGWOOD 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

\$550,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/41-43 DUBLIN ROAD RINGWOOD EAST VIC 3135	\$520,000	14-Dec-24
4/14 NELSON STREET RINGWOOD VIC 3134	\$480,000	01-Sep-24
8/35-37 WANTIRNA ROAD RINGWOOD VIC 3134	\$540,000	22-Aug-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: 09 January 2025



2/41-43 DUBLIN ROAD RINGWOOD EAST VIC 3135 Sold Price

^{RS} **\$520,000** Sold Date **14-Dec-24**

2 1 1

Distance **1.76km**



4/14 NELSON STREET RINGWOOD VIC 3134 Sold Price

\$480,000 Sold Date **01-Sep-24**

1 1 1

Distance **0.62km**



8/35-37 WANTIRNA ROAD RINGWOOD VIC 3134 Sold Price

\$540,000 Sold Date **22-Aug-24**

2 1 1

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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