### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

3/13 Wilana Street, Ringwood Vic 3134

#### Indicative selling price

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

Range between	\$550,000	&	\$605,000
•			-

#### Median sale price

Median price	\$650,500	Pro	perty Type	Jnit		Suburb	Ringwood
Period - From	01/01/2021	to	31/12/2021	So	ource	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

Address of comparable property		Price	Date of sale
1	2/10 New St RINGWOOD 3134	\$605,000	22/12/2021
2	2/98 Ringwood St RINGWOOD 3134	\$580,000	18/10/2021
3	7/7-9 Barkly St RINGWOOD 3134	\$550,000	16/12/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/02/2022 13:53









Rooms: 4

Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$550,000 - \$605,000 **Median Unit Price** 

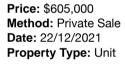
Year ending December 2021: \$650,500

## Comparable Properties



2/10 New St RINGWOOD 3134 (REI)

**Agent Comments** 





2/98 Ringwood St RINGWOOD 3134 (REI/VG)

**-** 2



Agent Comments

Price: \$580,000 Method: Private Sale Date: 18/10/2021 Property Type: Unit

Land Size: 260 sqm approx



7/7-9 Barkly St RINGWOOD 3134 (REI)



Agent Comments

Price: \$550.000 Method: Private Sale Date: 16/12/2021 Property Type: Unit

Account - Philip Webb



