

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

1/66 WARRANDYTE ROAD 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2022

to

31 Jul 2023

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

2A THE CENTREWAY RINGWOOD VIC 3134	\$700,000	11-Feb-23
24 MULLUM MULLUM ROAD RINGWOOD VIC 3134	\$828,000	14-Feb-23
1B WOODSIDE AVENUE RINGWOOD VIC 3134	\$780,000	19-Apr-23

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: 01 August 2023


**2A THE CENTREWAY RINGWOOD
VIC 3134**

Sold Price

\$700,000

Sold Date

11-Feb-23
 2

 1

 2

Distance

0.15km

**24 MULLUM MULLUM ROAD
RINGWOOD VIC 3134**

Sold Price

\$828,000

Sold Date

14-Feb-23
 3

 1

 1

Distance

0.17km

**1B WOODSIDE AVENUE
RINGWOOD VIC 3134**

Sold Price

\$780,000

Sold Date

19-Apr-23
 2

 1

 1

Distance

0.34km
RS = Recent sale

UN = Undisclosed Sale

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