

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

8/10 WILDWOOD GROVE 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

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jan 2022

to

31 Dec 2022

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

1/15 HARRISON STREET RINGWOOD VIC 3134	\$535,000	15-Oct-22
6/23-25 WILLIAM STREET RINGWOOD VIC 3134	\$561,000	15-Aug-22
10/7-9 WOODSIDE AVENUE RINGWOOD VIC 3134	\$591,000	11-Jan-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: 24 January 2023


**1/15 HARRISON STREET
RINGWOOD VIC 3134**

 2
  1
  1

Sold Price

^{RS}
\$535,000

Sold Date

15-Oct-22

Distance

0.11km

**6/23-25 WILLIAM STREET
RINGWOOD VIC 3134**

 2
  1
  1

Sold Price

^{RS} **\$561,000**

Sold Date

15-Aug-22

Distance

0.25km

**10/7-9 WOODSIDE AVENUE
RINGWOOD VIC 3134**

 2
  1
  1

Sold Price

^{RS}
\$591,000

Sold Date

11-Jan-23

Distance

0.32km
RS = Recent sale

UN = Undisclosed Sale

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