

## 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

1/19 WENWOOD STREET RINGWOOD EAST VIC 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Apr 2024

to

31 Mar 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

3/7 HOLLAND ROAD RINGWOOD EAST VIC 3135	\$670,000	05-Apr-25
2/2 HOWARD AVENUE RINGWOOD EAST VIC 3135	\$720,000	12-Feb-25
2/10 LANGLEY STREET RINGWOOD EAST VIC 3135	\$770,000	03-Mar-25

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: 30 April 2025



## 3/7 HOLLAND ROAD RINGWOOD EAST VIC 3135

2 1 1

Sold Price

<sup>RS</sup> **\$670,000** Sold Date **05-Apr-25**

Distance **0.79km**



## 2/2 HOWARD AVENUE RINGWOOD EAST VIC 3135

2 1 1

Sold Price

<sup>RS</sup> **\$720,000** Sold Date **12-Feb-25**

Distance **0.89km**



## 2/10 LANGLEY STREET RINGWOOD EAST VIC 3135

2 1 1

Sold Price

<sup>RS</sup> **\$770,000** Sold Date **03-Mar-25**

Distance **0.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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