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

1/87 Wantirna Road, Ringwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$885,000	Pro	operty Type	Том	nhouse		Suburb	Ringwood
Period - From	23/06/2024	to	22/06/2025		So	urce	Property	/ Data

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.

Ade	dress of comparable property	Price	Date of sale
1	2/13 Heathmont Rd RINGWOOD 3134	\$1,125,000	15/04/2025
2	3/2 Philip St HEATHMONT 3135	\$1,250,000	08/02/2025
3	1/4 Surrey St RINGWOOD 3134	\$1,200,000	10/02/2025

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 six months.

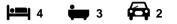
This Statement of Information was prepared on:

23/06/2025 18:35









Property Type: Townhouse Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 23/06/2024 - 22/06/2025: \$885,000

Comparable Properties



2/13 Heathmont Rd RINGWOOD 3134 (REI) 4
3
2

Price: \$1,125,000 Method: Date: 15/04/2025 Property Type: Townhouse (Single)

3/2 Philip St HEATHMONT 3135 (REI)



Price: \$1,250,000 Method: Date: 08/02/2025 Property Type: Townhouse (Single)



1/4 Surrey St RINGWOOD 3134 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Account - VICPROP | P: 03 8888 1011



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