

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

2/22 IRELAND STREET 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,500

Property type

House

Suburb

Ringwood

Period-from

01 Jul 2022

to

30 Jun 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

5/22 IRELAND STREET RINGWOOD VIC 3134	\$1,025,000	08-Feb-23
3/5 GARDEN STREET RINGWOOD VIC 3134	\$1,065,000	06-Feb-23
2/57 LOUGHNAN ROAD RINGWOOD VIC 3134	\$990,000	12-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: 25 July 2023



5/22 IRELAND STREET RINGWOOD VIC 3134 Sold Price **\$1,025,000** Sold Date **08-Feb-23**

4 3 2

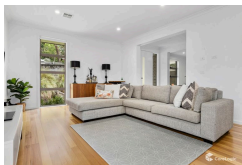
Distance **0.03km**



3/5 GARDEN STREET RINGWOOD VIC 3134 Sold Price **\$1,065,000** Sold Date **06-Feb-23**

3 2 2

Distance **0.95km**



2/57 LOUGHNAN ROAD RINGWOOD VIC 3134 Sold Price **\$990,000** Sold Date **12-Apr-23**

4 2 2

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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