

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

1/123 Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$545,000 & \$595,000

Median sale price

Median price \$904,000 Property Type Unit Suburb Ringwood North

Period - From 01/07/2022 to 30/06/2023 Source REIV

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.

	Address of comparable property	Price	Date of sale
1	2/14 Wantirna Rd RINGWOOD 3134	\$590,000	19/04/2023
2	4/14-16 New St RINGWOOD 3134	\$570,500	04/03/2023
3	1/75 Mt Dandenong Rd RINGWOOD EAST 3135	\$552,500	28/02/2023

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: 12/08/2023 13:11

1/123 Warrandyte Road, Ringwood North Vic 3134

**Jellis
Craig**

Joseph Corsi

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Indicative Selling Price

\$545,000 - \$595,000

Median Unit Price

Year ending June 2023: \$904,000



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



2/14 Wantirna Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$590,000

Method: Private Sale

Date: 19/04/2023

Property Type: Unit

Land Size: 154 sqm approx



4/14-16 New St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$570,500

Method: Auction Sale

Date: 04/03/2023

Property Type: Unit



**1/75 Mt Dandenong Rd RINGWOOD EAST
3135 (REI/VG)**

Agent Comments

 2  1  1

Price: \$552,500

Method: Auction Sale

Date: 28/02/2023

Property Type: Unit

Land Size: 327.23 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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