

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

1/14 Wantirna Road, Ringwood 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 \$625,000 Property Type Unit Suburb Ringwood

Period - From 01/04/2023 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 | 1/123 Warrandyte Rd RINGWOOD NORTH 3134 | \$595,000 | 16/08/2023 |
| 2 | 2/14 Wantirna Rd RINGWOOD 3134 | \$590,000 | 19/04/2023 |
| 3 | 2/16 Lena Gr RINGWOOD 3134 | \$570,000 | 19/05/2023 |

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:

03/10/2023 09:26

1/14 Wantirna Road, Ringwood Vic 3134

**Jellis
Craig**

Chris Savvides

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$545,000 - \$595,000

Median Unit Price

June quarter 2023: \$625,000

Comparable Properties



1/123 Warrandyte Rd RINGWOOD NORTH 3134 Agent Comments
(REI)

2 1 1

Price: \$595,000

Method: Private Sale

Date: 16/08/2023

Property Type: Unit



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



2/16 Lena Gr RINGWOOD 3134 (REI/VG) Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 19/05/2023

Property Type: Unit

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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