

## 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

1/2 ARLINGTON STREET RINGWOOD VIC 3134

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,800

Property type

Unit

Suburb

Ringwood

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/23-25 WILLIAM STREET RINGWOOD VIC 3134	\$580,000	19-Dec-23
1/7 BRAESIDE AVENUE RINGWOOD EAST VIC 3135	\$630,000	15-Dec-23
4/259 CANTERBURY ROAD HEATHMONT VIC 3135	\$617,200	16-Feb-24

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: 28 February 2024



**1/23-25 WILLIAM STREET  
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$580,000** Sold Date **19-Dec-23**

Distance **1.26km**



**1/7 BRAESIDE AVENUE  
RINGWOOD EAST VIC 3135**

2 1 1

Sold Price **\$630,000** Sold Date **15-Dec-23**

Distance **1.67km**



**4/259 CANTERBURY ROAD  
HEATHMONT VIC 3135**

2 1 1

Sold Price <sup>RS</sup> **\$617,200** Sold Date **16-Feb-24**

Distance **1.49km**

RS = Recent sale      UN = Undisclosed Sale

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