

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

1/40 ARLINGTON 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

\$570,000

&

\$627,000

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

6/24 BOND STREET RINGWOOD VIC 3134	\$618,000	17-Sep-23
6/6-8 NELSON STREET RINGWOOD VIC 3134	\$615,000	04-Nov-23
1/23-25 WILLIAM STREET RINGWOOD VIC 3134	\$580,000	19-Dec-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: 22 February 2024



**6/24 BOND STREET RINGWOOD
VIC 3134**

2 1 1

Sold Price

\$618,000

Sold Date

17-Sep-23

Distance

0.63km



**6/6-8 NELSON STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price

\$615,000

Sold Date

04-Nov-23

Distance

0.94km



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

2 1 1

Sold Price

\$580,000

Sold Date

19-Dec-23

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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