

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

1/9 NORTHWOOD STREET RINGWOOD EAST VIC 3135

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Apr 2023

to

31 Mar 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

3 DAISY STREET HEATHMONT VIC 3135	\$850,000	18-Jan-24
3/16 OLIVER STREET RINGWOOD VIC 3134	\$800,000	26-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: 10 April 2024



3 DAISY STREET HEATHMONT VIC 3135

 2  1  1

Sold Price

\$850,000

Sold Date

18-Jan-24

Distance

2.52km



3/16 OLIVER STREET RINGWOOD VIC 3134

 3  1  2

Sold Price

^{RS} **\$800,000**

Sold Date

26-Feb-24

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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