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

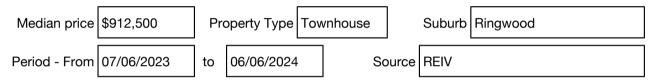
121 Wantirna Road, Ringwood Vic 3134

Indicative selling price .

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

Single price \$1,150,000

Median sale price



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	3/87 Wantirna Rd RINGWOOD 3134	\$1,210,000	05/03/2024
2	1/29 Cuthbert St HEATHMONT 3135	\$1,210,000	18/12/2023
3	3/11 Emerald St RINGWOOD 3134	\$1,100,000	15/12/2023

OR

B*____ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/06/2024 13:54









Property Type: TownhouseLand Size: 292 sqm approx0"Agent Comments5Study nook upstairs, no body corp & only 3 years old

Indicative Selling Price \$1,150,000 Median Townhouse Price 07/06/2023 - 06/06/2024: \$912,500

Comparable Properties



3/87 Wantirna Rd RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$1,210,000 Method: Private Sale Date: 05/03/2024 Property Type: House (Res) Land Size: 210 sqm approx

Agent Comments



Price: \$1,210,000 Method: Sale Date: 18/12/2023 Property Type: Strata Unit/Flat



3/11 Emerald St RINGWOOD 3134 (REI/VG)

1/29 Cuthbert St HEATHMONT 3135 (VG)



Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 15/12/2023 Property Type: Townhouse (Single)

Account - The One Real Estate (AU) | P: 03 7007 5707



propertydata

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