

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 consumer.vic.gov.au/underquoting

Single price \$1,150,000

Median sale price

Median price \$912,500

Property Type Townhouse

Suburb Ringwood

Period - From 07/06/2023

to 06/06/2024

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	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 comparable properties 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



4 2 2

Property Type: Townhouse
Land Size: 292 sqm approx

Agent Comments

Study 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

4 3 2

Price: \$1,210,000

Method: Private Sale

Date: 05/03/2024

Property Type: House (Res)

Land Size: 210 sqm approx

1/29 Cuthbert St HEATHMONT 3135 (VG)

Agent Comments

4 - -

Price: \$1,210,000

Method: Sale

Date: 18/12/2023

Property Type: Strata Unit/Flat



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

Agent Comments

4 3 2

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