

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

12B Wenwood Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Ringwood East

Period - From 01/01/2023 to 31/12/2023 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	12 Allen St RINGWOOD 3134	\$769,000	14/10/2023
2	1/31 Wilana St RINGWOOD 3134	\$720,000	19/12/2023
3	4/15 Wattle Av RINGWOOD 3134	\$676,000	01/12/2023

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:

08/02/2024 12:33

12B Wenwood Street, Ringwood East Vic 3135

**Jellis
Craig**

Jacob McGlinchey

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Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

Year ending December 2023: \$690,000



 2  1  1

Property Type: House

Agent Comments

Comparable Properties



12 Allen St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$769,000

Method: Private Sale

Date: 14/10/2023

Property Type: Unit

Land Size: 239 sqm approx



1/31 Wilana St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$720,000

Method: Private Sale

Date: 19/12/2023

Property Type: Unit



4/15 Wattle Av RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$676,000

Method: Private Sale

Date: 01/12/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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