

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

2/1 Wildwood Grove, Ringwood Vic 3134

Indicative selling price

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

Range between \$660,000 & \$700,000

Median sale price

Median price \$677,500 Property Type Unit Suburb Ringwood

Period - From 01/10/2023 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	4/3-5 Thomas St RINGWOOD 3134	\$705,000	24/01/2024
2	1/7-9 Woodside Av RINGWOOD 3134	\$695,000	14/02/2024
3	1/1 Lavender St RINGWOOD 3134	\$687,000	16/03/2024

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:

21/03/2024 10:11

2/1 Wildwood Grove, Ringwood Vic 3134



Dylan Brown
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Indicative Selling Price

\$660,000 - \$700,000

Median Unit Price

December quarter 2023: \$677,500



Property Type: Unit

Land Size: 205 sqm approx

Agent Comments

Comparable Properties



4/3-5 Thomas St RINGWOOD 3134 (REI)

Agent Comments



Price: \$705,000

Method: Auction Sale

Date: 24/01/2024

Property Type: Unit



1/7-9 Woodside Av RINGWOOD 3134 (REI)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 14/02/2024

Property Type: Unit



1/1 Lavender St RINGWOOD 3134 (REI)

Agent Comments



Price: \$687,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Unit

Land Size: 353 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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