

# 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 2/11 Woodside Avenue, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$645,000 Property Type Unit Suburb Ringwood

Period - From 01/07/2023 to 30/09/2023 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	1/29 Railway Av RINGWOOD EAST 3135	\$772,000	03/07/2023
2	135 Bedford Rd RINGWOOD EAST 3135	\$690,000	01/07/2023
3	1/82-84 Ringwood St RINGWOOD 3134	\$675,000	06/09/2023

**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: 27/10/2023 10:22



 3    1    3

**Property Type:** Unit  
**Land Size:** 370 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
September quarter 2023: \$645,000

## Comparable Properties



1/29 Railway Av RINGWOOD EAST 3135 (REI) **Agent Comments**

 3    1    2

**Price:** \$772,000  
**Method:** Private Sale  
**Date:** 03/07/2023  
**Property Type:** Unit  
**Land Size:** 232 sqm approx



135 Bedford Rd RINGWOOD EAST 3135 (REI) **Agent Comments**

 3    1    2

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 01/07/2023  
**Property Type:** House



1/82-84 Ringwood St RINGWOOD 3134 (REI) **Agent Comments**

 3    1    2

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 06/09/2023  
**Property Type:** Unit  
**Land Size:** 168 sqm approx

**Account - Barry Plant** | P: 03 9842 8888