Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/11 Woodside Avenue, Ringwood Vic 3134
Including suburb and postcode	
postodac	

Indicative selling price

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

Median sale price

Median price	\$645,000	Pro	pperty Type Un	t		Suburb	Ringwood
Period - From	01/07/2023	to	30/09/2023	So	ource	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

Add	dress 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 comparableproperties 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













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

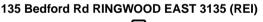


1/29 Railway Av RINGWOOD EAST 3135 (REI)

Price: \$772,000 Method: Private Sale Date: 03/07/2023 Property Type: Unit

Land Size: 232 sqm approx

Agent Comments



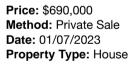






Agent Comments

Agent Comments





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

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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



