

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

2/12 BARKLY STREET RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,800

Property type

Unit

Suburb

Ringwood

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

3/12 ARLINGTON STREET RINGWOOD VIC 3134	\$625,000	01-Jul-23
3/11 ALBERT STREET RINGWOOD VIC 3134	\$680,000	20-Nov-23
3/41-43 ARLINGTON STREET RINGWOOD VIC 3134	\$645,000	14-Jun-23

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 6 months.

This Statement of Information was prepared on: 27 February 2024

**3/12 ARLINGTON STREET
RINGWOOD VIC 3134**

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Sold Price **\$625,000** Sold Date **01-Jul-23**Distance **0.15km****3/11 ALBERT STREET RINGWOOD
VIC 3134**

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Sold Price **\$680,000** Sold Date **20-Nov-23**Distance **0.16km****3/41-43 ARLINGTON STREET
RINGWOOD VIC 3134**

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Sold Price **\$645,000** Sold Date **14-Jun-23**Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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