

## 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

2/28 LENA GROVE RINGWOOD VIC 3134

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Apr 2023

to

31 Mar 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

1/1 LAVENDER STREET RINGWOOD VIC 3134	\$687,000	16-Mar-24
4/3-5 THOMAS STREET RINGWOOD VIC 3134	\$705,000	24-Jan-24
2/2-4 REILLY STREET RINGWOOD VIC 3134	\$728,000	05-Nov-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: 23 April 2024



**1/1 LAVENDER STREET RINGWOOD VIC 3134** Sold Price

<sup>RS</sup> **\$687,000** Sold Date **16-Mar-24**

2 1 2

Distance **0.4km**



**4/3-5 THOMAS STREET RINGWOOD VIC 3134** Sold Price

**\$705,000** Sold Date **24-Jan-24**

2 1 1

Distance **0.67km**



**2/2-4 REILLY STREET RINGWOOD VIC 3134** Sold Price

**\$728,000** Sold Date **05-Nov-23**

2 1 1

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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