

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

2/5 WILSON STREET RINGWOOD EAST VIC 3135

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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Nov 2022

to

31 Oct 2023

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

4/4-6 ROSEDALE CRESCENT RINGWOOD EAST VIC 3135	\$516,300	28-Jul-23
2/20 BEDFORD COURT HEATHMONT VIC 3135	\$515,000	23-Sep-23
1/38 NELSON STREET RINGWOOD VIC 3134	\$420,000	31-May-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: 21 November 2023



**4/4-6 ROSEDALE CRESCENT
RINGWOOD EAST VIC 3135**

2 1 1

Sold Price **\$516,300** Sold Date **28-Jul-23**

Distance **0.29km**



**2/20 BEDFORD COURT
HEATHMONT VIC 3135**

2 1 1

Sold Price ^{RS} **\$515,000** Sold Date **23-Sep-23**

Distance **1.32km**



**1/38 NELSON STREET RINGWOOD
VIC 3134**

2 1 1

Sold Price **\$420,000** Sold Date **31-May-23**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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