

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

2/8 LAVENDER 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 May 2023

to

30 Apr 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

3/13 CITY ROAD RINGWOOD VIC 3134	\$513,000	16-Mar-24
1/14 WANTIRNA ROAD RINGWOOD VIC 3134	\$510,000	29-Nov-23
7/51 MT DANDENONG ROAD RINGWOOD EAST VIC 3135	\$500,000	12-Jan-24

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: 03 May 2024



3/13 CITY ROAD RINGWOOD VIC 3134

Sold Price

^{RS}

\$513,000

Sold Date

16-Mar-24

 2  1  1

Distance

0.64km



1/14 WANTIRNA ROAD RINGWOOD VIC 3134

Sold Price

^{RS}

\$510,000

Sold Date

29-Nov-23

 2  1  1

Distance

0.88km



7/51 MT DANDENONG ROAD RINGWOOD EAST VIC 3135

Sold Price

\$500,000

Sold Date

12-Jan-24

 2  1  1

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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