

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 2/82 Warrandyte Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Ringwood

Period - From 01/04/2023 to 31/03/2024 Source 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	Price	Date of sale
1	1/120 Warrandyte Rd RINGWOOD 3134	\$636,000	01/02/2024
2	4/137 Warrandyte Rd RINGWOOD NORTH 3134	\$595,499	15/03/2024
3	2/32 Barkly St RINGWOOD 3134	\$576,500	01/01/2024

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 six months.~~

This Statement of Information was prepared on: 25/04/2024 10:43



2 2 1

Property Type: Unit
Land Size: 229 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$600,000
Median Unit Price
Year ending March 2024: \$645,000

Comparable Properties



1/120 Warrandyte Rd RINGWOOD 3134
(REI/VG)

Agent Comments

2 2 1

Price: \$636,000
Method: Private Sale
Date: 01/02/2024
Property Type: Unit



4/137 Warrandyte Rd RINGWOOD NORTH 3134 **Agent Comments**
(REI)

2 1 2

Price: \$595,499
Method: Private Sale
Date: 15/03/2024
Property Type: Unit
Land Size: 209 sqm approx



2/32 Barkly St RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$576,500
Method: Private Sale
Date: 01/01/2024
Property Type: Unit
Land Size: 124 sqm approx