

# 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 3/1 Andrew Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$695,000 & \$760,000

### Median sale price

Median price \$649,500 Property Type Unit Suburb Ringwood

Period - From 01/01/2024 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	2/105 New St RINGWOOD 3134	\$740,000	18/05/2024
2	43 Caroline St RINGWOOD 3134	\$725,000	16/05/2024
3	1/7-9 Woodside Av RINGWOOD 3134	\$695,000	14/02/2024

**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: 05/06/2024 12:40



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**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$695,000 - \$760,000

**Median Unit Price**

March quarter 2024: \$649,500

## Comparable Properties



**2/105 New St RINGWOOD 3134 (REI)**

Agent Comments

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**Price:** \$740,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Unit



**43 Caroline St RINGWOOD 3134 (REI)**

Agent Comments

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**Price:** \$725,000

**Method:** Private Sale

**Date:** 16/05/2024

**Property Type:** House

**Land Size:** 244 sqm approx



**1/7-9 Woodside Av RINGWOOD 3134 (REI)**

Agent Comments

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  1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** Unit

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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