

# 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

3/17 Emerald 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 \$580,000 & \$630,000

### Median sale price

Median price \$580,625 Property Type Unit Suburb Ringwood

Period - From 13/07/2022 to 12/07/2023 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	4/3-5 Wilana St RINGWOOD 3134	\$655,000	01/02/2023
2	2/22 Lena Gr RINGWOOD 3134	\$592,000	18/04/2023
3	3/22 Lena Gr RINGWOOD 3134	\$570,000	29/03/2023

**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:

13/07/2023 12:06



**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 225 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$580,000 - \$630,000  
**Median Unit Price**  
13/07/2022 - 12/07/2023: \$580,625

## Comparable Properties



4/3-5 Wilana St RINGWOOD 3134 (REI)

Agent Comments



**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 01/02/2023  
**Property Type:** Unit  
**Land Size:** 212 sqm approx



2/22 Lena Gr RINGWOOD 3134 (REI/VG)

Agent Comments



**Price:** \$592,000  
**Method:** Private Sale  
**Date:** 18/04/2023  
**Property Type:** Unit  
**Land Size:** 154 sqm approx



3/22 Lena Gr RINGWOOD 3134 (REI/VG)

Agent Comments



**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 29/03/2023  
**Property Type:** Unit  
**Land Size:** 218 sqm approx

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