

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

3/2-4 FORD 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Jan 2023

to

31 Dec 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

1/7 BRAESIDE AVENUE RINGWOOD EAST VIC 3135	\$630,000	17-Jan-24
5/36 DUBLIN ROAD RINGWOOD EAST VIC 3135	\$628,000	05-Dec-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: 29 January 2024



**1/7 BRAESIDE AVENUE
RINGWOOD EAST VIC 3135**

2 1 1

Sold Price ^{RS} **\$630,000** Sold Date **17-Jan-24**

Distance **0.94km**



**5/36 DUBLIN ROAD RINGWOOD
EAST VIC 3135**

2 1 1

Sold Price ^{RS} **\$628,000** Sold Date **05-Dec-23**

Distance **1.24km**

RS = Recent sale **UN** = Undisclosed Sale

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