

## 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

3/49-51 HEATHMONT ROAD RINGWOOD VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jun 2023

to

31 May 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
2/2 ARLINGTON STREET RINGWOOD VIC 3134	\$484,000	30-Apr-24
4/4 WILLIAM STREET RINGWOOD VIC 3134	\$516,000	08-Feb-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.~~

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**3/13 CITY ROAD RINGWOOD VIC 3134**

2 1 1

Sold Price **\$513,000** Sold Date **16-Mar-24**

Distance **0.91km**



**2/2 ARLINGTON STREET RINGWOOD VIC 3134**

2 1 1

Sold Price **\$484,000** Sold Date **30-Apr-24**

Distance **1.2km**



**4/4 WILLIAM STREET RINGWOOD VIC 3134**

2 1 1

Sold Price **\$516,000** Sold Date **08-Feb-24**

Distance **1.97km**

RS = Recent sale      UN = Undisclosed Sale

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