Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/7 Lena Grove, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$600,000		&		\$650,000			
Median sale price								
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	08/05/2024	to	07/05/2025		So	urce	Property	y Data

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.

Add	dress of comparable property	Price	Date of sale
1	1/16 Wilana St RINGWOOD 3134	\$625,000	01/05/2025
2	1/5-7 Arlington St RINGWOOD 3134	\$650,000	26/03/2025
3	2/37 Ford St RINGWOOD 3134	\$653,000	19/03/2025

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:

08/05/2025 11:13







Property Type: Unit Land Size: 171 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price 08/05/2024 - 07/05/2025: \$620,000

Comparable Properties

1/16 Wilana St RINGWOOD 3134 (REI) 2 1 2 1 Price: \$625,000 Method: Private Sale Date: 01/05/2025 Property Type: Unit	Agent Comments
1/5-7 Arlington St RINGWOOD 3134 (REI) 1 2 1 Price: \$650,000 Method: Sold Before Auction Date: 26/03/2025 Property Type: Unit Land Size: 144 sqm approx	Agent Comments
2/37 Ford St RINGWOOD 3134 (REI/VG) 2 1 1 1 Price: \$653,000 Method: Private Sale Date: 19/03/2025 Property Type: Unit	Agent Comments

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



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