

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

4/36 ARLINGTON 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 May 2023

to

30 Apr 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

3/36 ARLINGTON STREET RINGWOOD VIC 3134	\$695,000	16-Jan-24
11/35-39 BOURKE STREET RINGWOOD VIC 3134	\$670,000	05-Feb-24
27/7 TURNBULL COURT RINGWOOD VIC 3134	\$660,000	03-Jan-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.~~

This Statement of Information was prepared on: 29 May 2024



**3/36 ARLINGTON STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$695,000** Sold Date **16-Jan-24**

Distance **0.01km**



**11/35-39 BOURKE STREET
RINGWOOD VIC 3134**

2 2 2

Sold Price **\$670,000** Sold Date **05-Feb-24**

Distance **0.63km**



**27/7 TURNBULL COURT
RINGWOOD VIC 3134**

2 1 2

Sold Price **\$660,000** Sold Date **03-Jan-24**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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