

## 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

43 CAROLINE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Apr 2023

to

31 Mar 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

1/31 WILANA STREET RINGWOOD VIC 3134	720000	19-Dec-23
2/2-4 REILLY STREET RINGWOOD VIC 3134	728000	05-Nov-23
2/11 VONADAWN AVENUE RINGWOOD EAST VIC 3135	750000	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.~~

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**1/31 WILANA STREET RINGWOOD  
 VIC 3134**

2 1 1

Sold Price **720000** Sold Date **19-Dec-23**

Distance **0.19km**



**2/2-4 REILLY STREET RINGWOOD  
 VIC 3134**

2 1 1

Sold Price **728000** Sold Date **05-Nov-23**

Distance **1.06km**



**2/11 VONADAWN AVENUE  
 RINGWOOD EAST VIC 3135**

2 1 1

Sold Price **750000** Sold Date **05-Dec-23**

Distance **1.23km**

RS = Recent sale      UN = Undisclosed Sale

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