

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

4a Vine Street, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Ringwood

Period - From 01/04/2023 to 30/06/2023 Source REIV

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.

	Address of comparable property	Price	Date of sale
1	137 Wantirna Rd RINGWOOD 3134	\$845,000	13/05/2023
2	3 Emerald St RINGWOOD 3134	\$825,000	18/05/2023
3	65 Wantirna Rd RINGWOOD 3134	\$795,000	31/07/2023

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:

22/08/2023 13:31



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Property Type: Unit
Land Size: 512 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median Unit Price
 June quarter 2023: \$625,000

Comparable Properties



137 Wantirna Rd RINGWOOD 3134 (VG)

Agent Comments

3 - -

Price: \$845,000
Method: Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 400 sqm approx



3 Emerald St RINGWOOD 3134 (REI)

Agent Comments

3 1 1

Price: \$825,000
Method: Private Sale
Date: 18/05/2023
Property Type: House (Res)
Land Size: 362 sqm approx



65 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments

3 2 2

Price: \$795,000
Method: Private Sale
Date: 31/07/2023
Property Type: House
Land Size: 361 sqm approx

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