

## 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

5/30 NEW 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

\$399,000

&

\$438,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Dec 2022

to

30 Nov 2023

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

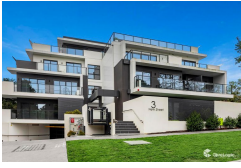
Date of sale

105/3 NEW STREET RINGWOOD VIC 3134	\$408,888	15-Jul-23
109/42C NELSON STREET RINGWOOD VIC 3134	\$420,000	07-Jul-23
204/3 NEW STREET RINGWOOD VIC 3134	\$415,000	02-Sep-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.~~

This Statement of Information was prepared on: 05 December 2023



**105/3 NEW STREET RINGWOOD  
VIC 3134**

1 1 1

Sold Price

**\$408,888**

Sold Date

**15-Jul-23**

Distance

**0.21km**



**109/42C NELSON STREET  
RINGWOOD VIC 3134**

1 1 1

Sold Price

**\$420,000**

Sold Date

**07-Jul-23**

Distance

**0.33km**



**204/3 NEW STREET RINGWOOD  
VIC 3134**

1 1 1

Sold Price

**\$415,000**

Sold Date

**02-Sep-23**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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