# 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 5/4-6 Arlington Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betwee	\$570,000		&		\$620,000			
Median sale p	rice							
Median price	\$649,500	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/40 Arlington St RINGWOOD 3134	\$615,000	21/03/2024
2	3/48-50 Ford St RINGWOOD 3134	\$595,000	28/05/2024
3	2/32 Barkly St RINGWOOD 3134	\$576,500	01/01/2024

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:

17/06/2024 15:23







Rooms: 3 Property Type: Unit Agent Comments

**Indicative Selling Price** \$570,000 - \$620,000 **Median Unit Price** March quarter 2024: \$649,500

# **Comparable Properties**



**1** 1 2



Price: \$615,000 Method: Private Sale Date: 21/03/2024 Property Type: Unit

3/48-50 Ford St RINGWOOD 3134 (REI)

1/40 Arlington St RINGWOOD 3134 (REI/VG)

Agent Comments

Agent Comments





Price: \$595,000 Method: Private Sale Date: 28/05/2024 Property Type: Unit Land Size: 164 sqm approx

2/32 Barkly St RINGWOOD 3134 (REI/VG)



Agent Comments



Price: \$576.500 Method: Private Sale Date: 01/01/2024 Property Type: Unit Land Size: 124 sqm approx

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



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