

## 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

59 MULLUM MULLUM ROAD 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

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

4 LISA CLOSE RINGWOOD NORTH VIC 3134	1300000	15-Nov-23
106 WARRANDYTE ROAD RINGWOOD VIC 3134	127000	23-Mar-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: 04 April 2024



**4 LISA CLOSE RINGWOOD NORTH  
VIC 3134**

 4  3  2

Sold Price

**1300000**

Sold Date

**15-Nov-23**

Distance

**1.85km**



**106 WARRANDYTE ROAD  
RINGWOOD VIC 3134**

 4  3  2

Sold Price

<sup>RS</sup>**127000**

Sold Date

**23-Mar-24**

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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