

## 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

6/125 WARRANDYTE ROAD RINGWOOD NORTH 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

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,277,500

Property type

House

Suburb

Ringwood North

Period-from

01 Jun 2023

to

31 May 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

5/125 WARRANDYTE ROAD RINGWOOD NORTH VIC 3134	\$710,000	25-Jan-24
2/3 LINDEN ROAD RINGWOOD NORTH VIC 3134	\$675,000	25-Mar-24
4/3-5 THOMAS STREET RINGWOOD VIC 3134	\$705,000	24-Jan-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: 12 June 2024



**5/125 WARRANDYTE ROAD  
RINGWOOD NORTH VIC 3134**

 2  1  1

Sold Price **\$710,000** Sold Date **25-Jan-24**

Distance **0.01km**



**2/3 LINDEN ROAD RINGWOOD  
NORTH VIC 3134**

 2  1  1

Sold Price **\$675,000** Sold Date **25-Mar-24**

Distance **0.73km**



**4/3-5 THOMAS STREET  
RINGWOOD VIC 3134**

 2  1  1

Sold Price **\$705,000** Sold Date **24-Jan-24**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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