

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 3/5-7 Arlington Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Ringwood

Period - From 01/07/2022 to 30/09/2022 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	2/77 Ringwood St RINGWOOD 3134	\$650,000	28/10/2022
2	3/7 Pearwood St RINGWOOD 3134	\$637,500	01/12/2022
3	1/2 Arlington St RINGWOOD 3134	\$530,000	29/09/2022

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: 23/12/2022 11:45



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Property Type: Unit
Land Size: 144 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
September quarter 2022: \$610,000

Comparable Properties



2/77 Ringwood St RINGWOOD 3134 (REI)

Agent Comments

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Price: \$650,000
Method: Private Sale
Date: 28/10/2022
Property Type: Unit



3/7 Pearwood St RINGWOOD 3134 (REI)

Agent Comments

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Price: \$637,500
Method: Private Sale
Date: 01/12/2022
Property Type: Unit
Land Size: 191 sqm approx



1/2 Arlington St RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$530,000
Method: Private Sale
Date: 29/09/2022
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888