Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$610,000	Pro	perty 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

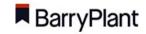
Add	dress of comparable property	Price	Date of sale
1	2/77 Ringwood St RINGWOOD 3134	\$650,000	28/10/2022
2	3/7 Pearwood St RINGWOOD 3134	\$637,500	01/12/2022
3	1/2 Arlington St RINGWOOD 3134	\$530,000	29/09/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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













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)





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

Agent Comments



3/7 Pearwood St RINGWOOD 3134 (REI)







Price: \$637,500 Method: Private Sale Date: 01/12/2022 Property Type: Unit

Land Size: 191 sqm approx

Agent Comments



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

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Price: \$530.000 Method: Private Sale Date: 29/09/2022 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9842 8888



