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	2/226A WARRANDYTE ROAD RINGWOOD NORTH VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$940,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$820,000	Property type	Unit	Suburb	Ringwood North
Period-from	01 Sep 2023	to	31 Aug 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
7/160 WARRANDYTE ROAD RINGWOOD NORTH VIC 3134	$1,100,000	05-May-24
5/22 UNSWORTH ROAD RINGWOOD NORTH VIC 3134	$980,000	12-Jul-24
18A EVERARD ROAD RINGWOOD EAST VIC 3135	$967,000	05-Jul-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: 03 September 2024

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7/160 WARRANDYTE ROAD RINGWOOD NORTH VIC 3134

3 2 2

Sold Price RS $1,100,000 Sold Date 05-May-24

Distance 0.57km



5/22 UNSWORTH ROAD RINGWOOD NORTH VIC 3134

3 2 2

Sold Price RS $980,000 Sold Date 12-Jul-24

Distance 0.88km



18A EVERARD ROAD RINGWOOD EAST VIC 3135

3 2 2

Sold Price RS $967,000 UN Sold Date 05-Jul-24

Distance 1.91km

RS = Recent sale **UN** = Undisclosed Sale

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