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	2/28-30 THOMAS STREET RINGWOOD 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	$570,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Ringwood
Period-from	01 Feb 2024	to	31 Jan 2025	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
3/6 FREEMAN STREET RINGWOOD EAST VIC 3135	$595,000	12-Sep-24
1/43-45 WARRANDYTE ROAD RINGWOOD VIC 3134	$600,000	29-Aug-24
1/41-43 ARLINGTON STREET RINGWOOD VIC 3134	$615,000	19-Dec-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: 24 February 2025

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3/6 FREEMAN STREET RINGWOOD EAST VIC 3135

2 1 1

Sold Price **$595,000** Sold Date **12-Sep-24**

Distance **1.61km**



1/43-45 WARRANDYTE ROAD RINGWOOD VIC 3134

2 1 1

Sold Price **$600,000** Sold Date **29-Aug-24**

Distance **1.14km**



1/41-43 ARLINGTON STREET RINGWOOD VIC 3134

2 1 1

Sold Price **$615,000** Sold Date **19-Dec-24**

Distance **1km**

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

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