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	1/19 WENWOOD STREET RINGWOOD EAST VIC 3135

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	$660,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,000	Property type	Unit	Suburb	Ringwood East
Period-from	01 Apr 2024	to	31 Mar 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
3/7 HOLLAND ROAD RINGWOOD EAST VIC 3135	$670,000	05-Apr-25
2/2 HOWARD AVENUE RINGWOOD EAST VIC 3135	$720,000	12-Feb-25
2/10 LANGLEY STREET RINGWOOD EAST VIC 3135	$770,000	03-Mar-25

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: 30 April 2025

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3/7 HOLLAND ROAD RINGWOOD EAST VIC 3135

2 1 1

Sold Price RS $670,000 Sold Date 05-Apr-25

Distance 0.79km



2/2 HOWARD AVENUE RINGWOOD EAST VIC 3135

2 1 1

Sold Price $720,000 Sold Date 12-Feb-25

Distance 0.89km



2/10 LANGLEY STREET RINGWOOD EAST VIC 3135

2 1 1

Sold Price RS $770,000 Sold Date 03-Mar-25

Distance 0.26km

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

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