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	1/16 Thomas Street, Ringwood Vic 3134

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $595,000 Property Type Unit Suburb Ringwood

Period - From 01/01/2022 to 31/12/2022 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	4/309 Canterbury Rd RINGWOOD 3134	$660,000	10/09/2022
2	4/3-5 Wilana St RINGWOOD 3134	$655,000	01/02/2023
3	1/70 Bedford Rd RINGWOOD 3134	$641,000	21/10/2022

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: 09/03/2023 09:50

1/16 Thomas Street, Ringwood Vic 3134



2 2 2

Rooms: 5
Property Type: Unit

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
Year ending December 2022: $595,000

Comparable Properties



4/309 Canterbury Rd RINGWOOD 3134 (REI/VG)

2 1 2

Price: $660,000
Method: Sold Before Auction
Date: 10/09/2022
Rooms: 4
Property Type: Unit
Land Size: 357 sqm approx

Agent Comments



4/3-5 Wilana St RINGWOOD 3134 (REI)

2 1 1

Price: $655,000
Method: Private Sale
Date: 01/02/2023
Property Type: Unit
Land Size: 212 sqm approx

Agent Comments



1/70 Bedford Rd RINGWOOD 3134 (REI/VG)

2 1 1

Price: $641,000
Method: Private Sale
Date: 21/10/2022
Property Type: Unit
Land Size: 153 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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