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	1/127 Wantirna Road 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	$770,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$920,000	Property type	House	Suburb	Ringwood
Period-from	01 Jun 2020	to	31 May 2021	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
1/89 Wantirna Road Ringwood VIC 3134	$880,000	02-Jun-21
2/17 Gordon Court Ringwood VIC 3134	$775,000	31-May-21
3/57 Heathmont Road Ringwood VIC 3134	$770,000	22-May-21

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.~~

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1/89 Wantirna Road Ringwood VIC 3134

3 2 2

Sold Price RS $880,000 Sold Date 02-Jun-21

Distance 0.34km



2/17 Gordon Court Ringwood VIC 3134

3 2 2

Sold Price RS $775,000 Sold Date 31-May-21

Distance 0.96km



3/57 Heathmont Road Ringwood VIC 3134

3 2 2

Sold Price RS $770,000 Sold Date 22-May-21

Distance 1.34km

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

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