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	1/54 OLIVER 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	$770,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$632,500	Property type	Unit	Suburb	Ringwood
Period-from	01 Jan 2024	to	31 Dec 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
1/318 MAROONDAH HIGHWAY RINGWOOD VIC 3134	$820,000	14-Nov-24
1/62 BEDFORD ROAD RINGWOOD VIC 3134	$800,000	19-Nov-24
3/79 MT DANDENONG ROAD RINGWOOD EAST VIC 3135	$800,000	17-Nov-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: 29 January 2025

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1/318 MAROONDAH HIGHWAY RINGWOOD VIC 3134

3 2 2

Sold Price **$820,000** Sold Date **14-Nov-24**

Distance **0.75km**



1/62 BEDFORD ROAD RINGWOOD VIC 3134

3 2 2

Sold Price **$800,000** Sold Date **19-Nov-24**

Distance **1.31km**



3/79 MT DANDENONG ROAD RINGWOOD EAST VIC 3135

3 2 2

Sold Price Sold Date **17-Nov-24**

Distance **1.49km**

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

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