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	3/27 William 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	$555,000	&	$610,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Ringwood
Period-from	01 Jul 2020	to	30 Jun 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
1/6 Kennedy Avenue Ringwood VIC 3134	$585,000	20-May-21
6/4-6 Arlington Street Ringwood VIC 3134	$631,000	19-Jun-21
2/36 Barkly Street Ringwood VIC 3134	$600,000	16-Jul-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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1/6 Kennedy Avenue Ringwood VIC 3134

2 1 1

Sold Price RS **$585,000** Sold Date **20-May-21**

Distance **0.63km**



6/4-6 Arlington Street Ringwood VIC 3134

2 1 1

Sold Price RS **$631,000** Sold Date **19-Jun-21**

Distance **1.22km**



2/36 Barkly Street Ringwood VIC 3134

2 1 1

Sold Price RS **$600,000** Sold Date **16-Jul-21**

Distance **1.32km**

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

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