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	3/12 Arlington Street, Ringwood Vic 3134

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $595,000 Property Type Unit Suburb Ringwood

Period - From 01/04/2022 to 31/03/2023 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	2/14 Wantirna Rd RINGWOOD 3134	$590,000	19/04/2023
2	2/16 Lena Gr RINGWOOD 3134	$570,000	19/05/2023
3	3/22 Lena Gr RINGWOOD 3134	$570,000	29/03/2023

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: 08/06/2023 18:49

3/12 Arlington Street, Ringwood Vic 3134

Tynan Carr
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2 1 1

Property Type: Strata Unit/Flat
Land Size: 199 sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
Year ending March 2023: $595,000

Comparable Properties



2/14 Wantirna Rd RINGWOOD 3134 (REI)

2 1 1

Price: $590,000
Method: Private Sale
Date: 19/04/2023
Property Type: Unit
Land Size: 154 sqm approx

Agent Comments



2/16 Lena Gr RINGWOOD 3134 (REI)

2 1 1

Price: $570,000
Method: Private Sale
Date: 19/05/2023
Property Type: Unit

Agent Comments



3/22 Lena Gr RINGWOOD 3134 (REI/VG)

2 1 1

Price: $570,000
Method: Private Sale
Date: 29/03/2023
Property Type: Unit
Land Size: 218 sqm approx

Agent Comments

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