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	12 Allen Street, Ringwood Vic 3134

Indicative selling price

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

Single price $769,000

Median sale price

Median price $615,000 Property Type Unit Suburb Ringwood

Period - From 01/10/2022 to 30/09/2023 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	6 Neil St HEATHMONT 3135	$795,000	14/08/2023
2	1B Woodside Av RINGWOOD 3134	$780,000	19/04/2023
3	76 Wantirna Rd RINGWOOD 3134	$751,000	19/08/2023

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: 14/10/2023 16:52

12 Allen Street, Ringwood Vic 3134



2 1 1

Property Type: Unit
Land Size: 239 sqm approx

Agent Comments

Indicative Selling Price
$769,000
Median Unit Price
Year ending September 2023: $615,000

Comparable Properties



6 Neil St HEATHMONT 3135 (REI)

2 1 1

Price: $795,000
Method: Private Sale
Date: 14/08/2023
Property Type: House
Land Size: 336 sqm approx

Agent Comments



1B Woodside Av RINGWOOD 3134 (REI/VG)

2 1 1

Price: $780,000
Method: Private Sale
Date: 19/04/2023
Property Type: Unit
Land Size: 230 sqm approx

Agent Comments



76 Wantirna Rd RINGWOOD 3134 (REI)

2 1 1

Price: $751,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 467 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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