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	8/33-35 Arlington Street, Ringwood Vic 3134

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $946,500 Property Type Townhouse Suburb Ringwood

Period - From 05/10/2022 to 04/10/2023 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	2/66 Ringwood St RINGWOOD 3134	$670,500	01/08/2023
2	3/41 Arlington St RINGWOOD 3134	$645,000	14/06/2023
3	102/7 Bardia St RINGWOOD 3134	$635,000	27/06/2023

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: 05/10/2023 17:35

8/33-35 Arlington Street, Ringwood Vic 3134



2 1 1

Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Townhouse Price
05/10/2022 - 04/10/2023: $946,500

Comparable Properties



2/66 Ringwood St RINGWOOD 3134 (REI/VG)

2 1 2

Price: $670,500
Method: Private Sale
Date: 01/08/2023
Property Type: Townhouse (Single)

Agent Comments

3/41 Arlington St RINGWOOD 3134 (VG)

2 - -

Price: $645,000
Method: Sale
Date: 14/06/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

102/7 Bardia St RINGWOOD 3134 (VG)

2 - -

Price: $635,000
Method: Sale
Date: 27/06/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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