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	2/1 Wildwood Grove, Ringwood Vic 3134

Indicative selling price

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

Range between $610,000 & $640,000

Median sale price

Median price $611,400 Property Type Unit Suburb Ringwood

Period - From 01/04/2024 to 30/06/2024 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	6/1 Greenwood Av RINGWOOD 3134	$652,500	24/09/2024
2	5/55 New St RINGWOOD 3134	$640,000	24/08/2024
3	2/65 Warrandyte Rd RINGWOOD 3134	$620,000	01/08/2024

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: 04/10/2024 14:29

2/1 Wildwood Grove, Ringwood Vic 3134

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2 1 1

Property Type: Unit
Land Size: 205 sqm approx

Agent Comments

Indicative Selling Price
$610,000 - $640,000
Median Unit Price
June quarter 2024: $611,400

Comparable Properties



6/1 Greenwood Av RINGWOOD 3134 (REI)

2 1 1

Price: $652,500
Method: Private Sale
Date: 24/09/2024
Property Type: Unit

Agent Comments



5/55 New St RINGWOOD 3134 (REI/VG)

2 1 2

Price: $640,000
Method: Private Sale
Date: 24/08/2024
Property Type: Unit

Agent Comments



2/65 Warrandyte Rd RINGWOOD 3134 (REI/VG)

2 1 1

Price: $620,000
Method: Private Sale
Date: 01/08/2024
Property Type: Unit

Agent Comments

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