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	6/13 CITY ROAD 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	$570,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$612,800	Property type	Unit	Suburb	Ringwood
Period-from	01 Jul 2023	to	30 Jun 2024	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
2/12 BARKLY STREET RINGWOOD VIC 3134	$605,000	16-Apr-24
4/32-34 MT DANDENONG ROAD RINGWOOD EAST VIC 3135	$560,000	01-Jun-24
2/4-6 MULLUM MULLUM ROAD RINGWOOD VIC 3134	$635,000	27-Jul-24

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.~~

This Statement of Information was prepared on: 31 July 2024

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2/12 BARKLY STREET RINGWOOD VIC 3134

2 1 1

Sold Price **$605,000** Sold Date **16-Apr-24**

Distance **0.38km**



4/32-34 MT DANDENONG ROAD RINGWOOD EAST VIC 3135

2 1 1

Sold Price RS **$560,000** Sold Date **01-Jun-24**

Distance **1.61km**



2/4-6 MULLUM MULLUM ROAD RINGWOOD VIC 3134

2 1 1

Sold Price RS **$635,000** Sold Date **27-Jul-24**

Distance **1.53km**

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

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