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	6/125 WARRANDYTE ROAD RINGWOOD NORTH 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	$640,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,000	Property type	Unit	Suburb	Ringwood North
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
2/3 LINDEN ROAD RINGWOOD NORTH VIC 3134	$675,000	25-Mar-24
3/43-45 WARRANDYTE ROAD RINGWOOD VIC 3134	$645,000	08-Jun-24
3/128 OBAN ROAD RINGWOOD NORTH VIC 3134	$698,000	29-May-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: 02 July 2024

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2/3 LINDEN ROAD RINGWOOD NORTH VIC 3134

2 1 1

Sold Price **$675,000** Sold Date **25-Mar-24**

Distance **0.73km**



3/43-45 WARRANDYTE ROAD RINGWOOD VIC 3134

2 1 1

Sold Price RS **$645,000** Sold Date **08-Jun-24**

Distance **0.93km**



3/128 OBAN ROAD RINGWOOD NORTH VIC 3134

2 1 1

Sold Price RS **$698,000** UN Sold Date **29-May-24**

Distance **0.88km**

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

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