

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

7/139 Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Range between \$620,000

&

\$660,000

Median sale price

Median price \$875,000

Property Type Unit

Suburb Ringwood North

Period - From 15/10/2020

to

14/10/2021

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	3/36 Carcoola Rd RINGWOOD EAST 3135	\$660,000	17/06/2021
2	2/33 Bourke St RINGWOOD 3134	\$655,500	29/09/2021
3	3/27 William St RINGWOOD 3134	\$625,000	11/08/2021

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:

15/10/2021 17:54

7/139 Warrandyte Road, Ringwood North Vic 3134



PhilipWebb

Jack Treacey

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Indicative Selling Price

\$620,000 - \$660,000

Median Unit Price

15/10/2020 - 14/10/2021: \$875,000



2 1 2

Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



3/36 Carcoola Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000

Method: Private Sale

Date: 17/06/2021

Property Type: Unit



2/33 Bourke St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$655,500

Method: Private Sale

Date: 29/09/2021

Rooms: 4

Property Type: Unit

Land Size: 158 sqm approx



3/27 William St RINGWOOD 3134 (VG)

Agent Comments

2 - -

Price: \$625,000

Method: Sale

Date: 11/08/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Philip Webb



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