

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

6/8 Wildwood Grove, Ringwood Vic 3134

Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

\$650,500

Property Type

Unit

Suburb

Ringwood

Period - From

01/01/2021

to

31/12/2021

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	3/13 Wilana St RINGWOOD 3134	\$640,000	08/03/2022
2	2/15 Andrew St RINGWOOD 3134	\$620,000	19/01/2022
3	2/37 Bedford Rd RINGWOOD 3134	\$610,000	02/04/2022

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:

14/04/2022 11:29



 2  1  1

Rooms: 3
Property Type: Unit
Land Size: 163 sqm approx
 Agent Comments

Indicative Selling Price
 \$625,000
Median Unit Price
 Year ending December 2021: \$650,500

Comparable Properties



3/13 Wilana St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$640,000
Method: Sold Before Auction
Date: 08/03/2022
Rooms: 4
Property Type: Unit
Land Size: 145 sqm approx



2/15 Andrew St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$620,000
Method: Private Sale
Date: 19/01/2022
Property Type: Unit
Land Size: 118 sqm approx



2/37 Bedford Rd RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$610,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Unit

Account - Philip Webb