## 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	For the	meaning	of this	price see	consumer.vic.gov.au/underquoting
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Single price \$625,000

#### Median sale price

Median price	\$650,500	Pro	perty Type Unit	t	Subur	Ringwood
Period - From	01/01/2021	to	31/12/2021	Sou	rce 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.

Ado	dress 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









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) 2 1 1 1 Price: \$640,000 Method: Sold Before Auction Date: 08/03/2022 Rooms: 4 Property Type: Unit Land Size: 145 sqm approx	Agent Comments
	2/15 Andrew St RINGWOOD 3134 (REI/VG) 2 1 1 1 Price: \$620,000 Method: Private Sale Date: 19/01/2022 Property Type: Unit Land Size: 118 sqm approx	Agent Comments
Digitization	2/37 Bedford Rd RINGWOOD 3134 (REI) 2 1 1 1 Price: \$610,000 Method: Auction Sale Date: 02/04/2022 Property Type: Unit	Agent Comments

#### Account - Philip Webb





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