

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

3/1 HARRISON STREET 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,043,263

Property type

Other

Suburb

Ringwood

Period-from

01 Jun 2021

to

31 May 2022

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

7A NOTLEN STREET RINGWOOD VIC 3134	\$1,170,000	23-Apr-21
1/168 WANTIRNA ROAD RINGWOOD VIC 3134	\$1,100,000	19-Nov-21
2/20 BARKLY STREET RINGWOOD VIC 3134	\$1,028,000	31-Jan-22

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.

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**7A NOTLEN STREET RINGWOOD
VIC 3134**

Sold Price

\$1,170,000

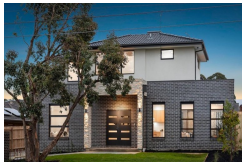
Sold Date

23-Apr-21

4 3 2

Distance

0.35km



**1/168 WANTIRNA ROAD
RINGWOOD VIC 3134**

Sold Price

\$1,100,000

Sold Date

19-Nov-21

4 3 2

Distance

2.99km



**2/20 BARKLY STREET RINGWOOD
VIC 3134**

Sold Price

\$1,028,000

Sold Date

31-Jan-22

4 3 2

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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