

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

4/30 NEW 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

\$465,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Oct 2023

to

30 Sep 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

1/15 NEW STREET RINGWOOD VIC 3134	\$470,000	29-May-24
11/5 CHURCHILL STREET RINGWOOD VIC 3134	\$485,000	19-Jun-24
30/2-4 ACACIA COURT RINGWOOD VIC 3134	\$490,000	09-Oct-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.~~

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Gerard McRae
P 03 9707 0556
M 0409 400 635
E gerard.mcrae@obrienrealestate.com.au



1/15 NEW STREET RINGWOOD VIC 3134 Sold Price **\$470,000** Sold Date **29-May-24**

 2  1  1

Distance **0.1km**



11/5 CHURCHILL STREET RINGWOOD VIC 3134 Sold Price **\$485,000** Sold Date **19-Jun-24**

 2  1  1

Distance **0.26km**



30/2-4 ACACIA COURT RINGWOOD VIC 3134 Sold Price ^{RS} **\$490,000** Sold Date **09-Oct-24**

 2  1  1

Distance **0.53km**

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

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