

## 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

53 Arlington Street Ringwood VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Ringwood

Period-from

01 Nov 2018

to

31 Oct 2019

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

32 Bedford Road Ringwood VIC 3134	\$900,500	27-Apr-19
61 Wantirna Road Ringwood VIC 3134	\$935,000	01-Jul-19

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.

This Statement of Information was prepared on: 09 November 2019



**32 Bedford Road Ringwood VIC 3134**

Sold Price **\$900,500** Sold Date **27-Apr-19**

3 2 1

Distance **1.23km**



**61 Wantirna Road Ringwood VIC 3134**

Sold Price **\$935,000** Sold Date **01-Jul-19**

3 1 4

Distance **0.65km**

RS = Recent sale      UN = Undisclosed Sale

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