

# 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

2/29 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)

Range between \$520,000 & \$570,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Ringwood

Period - From 01/10/2018 to 30/09/2019 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	1/15-17 Arlington St RINGWOOD 3134	\$555,000	09/09/2019
2	2/7-9 Woodside Av RINGWOOD 3134	\$536,000	30/08/2019
3	11/3 Turnbull Ct RINGWOOD 3134	\$530,500	01/07/2019

**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:

28/10/2019 10:46



2   0   0

**Property Type:** Unit  
**Land Size:** 150.479 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$520,000 - \$570,000  
**Median Unit Price**  
Year ending September 2019: \$550,000

## Comparable Properties



1/15-17 Arlington St RINGWOOD 3134 (REI)   **Agent Comments**

2   1   1

**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 09/09/2019  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 155 sqm approx



2/7-9 Woodside Av RINGWOOD 3134 (REI/VG)   **Agent Comments**

2   1   1

**Price:** \$536,000  
**Method:** Private Sale  
**Date:** 30/08/2019  
**Rooms:** 3  
**Property Type:** Unit



11/3 Turnbull Ct RINGWOOD 3134 (REI/VG)   **Agent Comments**

2   1   1

**Price:** \$530,500  
**Method:** Private Sale  
**Date:** 01/07/2019  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 210 sqm approx