

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

3/37 Arlington Street, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$655,250 Property Type Unit Suburb Ringwood

Period - From 01/07/2020 to 30/06/2021 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	3/177 Wantirna Rd RINGWOOD 3134	\$601,000	13/04/2021
2	4/58 Wantirna Rd RINGWOOD 3134	\$585,000	21/04/2021
3	4/25 Arlington St RINGWOOD 3134	\$540,000	04/05/2021

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:

25/08/2021 18:06

3/37 Arlington Street, Ringwood Vic 3134

**Jellis
Craig**

William Lyall

9870 6211

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2021: \$655,250



 2  1  1

Property Type: Unit

Land Size: 142 sqm approx

Agent Comments

Comparable Properties



3/177 Wantirna Rd RINGWOOD 3134 (REI/VG) Agent Comments

 2  1  1

Price: \$601,000

Method: Private Sale

Date: 13/04/2021

Property Type: Unit



4/58 Wantirna Rd RINGWOOD 3134 (REI/VG) Agent Comments

 2  1  1

Price: \$585,000

Method: Private Sale

Date: 21/04/2021

Property Type: Unit

Land Size: 188 sqm approx



4/25 Arlington St RINGWOOD 3134 (REI/VG) Agent Comments

 2  1  1

Price: \$540,000

Method: Private Sale

Date: 04/05/2021

Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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