

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

3/146 Wantirna Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$854,500 Property Type Townhouse Suburb Ringwood

Period - From 22/10/2023 to 21/10/2024 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	7/106 Wantirna Rd RINGWOOD 3134	\$899,000	07/09/2024
2	41 Culwell Av MITCHAM 3132	\$930,000	29/06/2024
3	1/3 Gordon Ct RINGWOOD 3134	\$901,888	18/05/2024

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:

22/10/2024 12:55



 3
  2
  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Townhouse Price

22/10/2023 - 21/10/2024: \$854,500

Comparable Properties



7/106 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments

 3
  2
  2

Price: \$899,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Townhouse (Res)

Land Size: 222 sqm approx



41 Culwell Av MITCHAM 3132 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$930,000

Method: Auction Sale

Date: 29/06/2024

Property Type: Townhouse (Res)

Land Size: 201 sqm approx



1/3 Gordon Ct RINGWOOD 3134 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$901,888

Method: Private Sale

Date: 18/05/2024

Property Type: Townhouse (Single)

Land Size: 188 sqm approx

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008