

# 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

3/20 Notlen 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 \$550,000 & \$600,000

### Median sale price

Median price \$615,000

Property Type Unit

Suburb Ringwood

Period - From 01/04/2024

to 31/03/2025

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	2/25 Arlington St RINGWOOD 3134	\$550,000	18/05/2025
2	3/52 Arlington St RINGWOOD 3134	\$582,000	13/05/2025
3	23/7 Turnbull Ct RINGWOOD 3134	\$600,000	13/02/2025

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:

02/07/2025 15:16



 2   
  1   
  1

**Rooms:** 4

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

Year ending March 2025: \$615,000

## Comparable Properties



**2/25 Arlington St RINGWOOD 3134 (REI)**

Agent Comments

 2   
  1   
  1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 18/05/2025

**Property Type:** Unit



**3/52 Arlington St RINGWOOD 3134 (REI/VG)**

Agent Comments

 2   
  2   
  1

**Price:** \$582,000

**Method:** Private Sale

**Date:** 13/05/2025

**Property Type:** Unit



**23/7 Turnbull Ct RINGWOOD 3134 (VG)**

Agent Comments

 2   
  -   
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**Price:** \$600,000

**Method:** Sale

**Date:** 13/02/2025

**Property Type:** Strata Unit/Flat

**Account - Barry Plant** | P: 03 9722 7166