# 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								
Range betweer	\$550,000		&		\$600,000			
Median sale price								
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress 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







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) 2 1 2 1 1 1 Price: \$550,000 Method: Private Sale Date: 18/05/2025 Property Type: Unit	Agent Comments
3/52 Arlington St RINGWOOD 3134 (REI/VG) 2 2 2 1 Price: \$582,000 Method: Private Sale Date: 13/05/2025 Property Type: Unit	Agent Comments
23/7 Turnbull Ct RINGWOOD 3134 (VG) 2	Agent Comments

Account - Barry Plant | P: 03 9722 7166



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