

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 Timbertop Road, Ringwood North Vic 3134

Indicative selling price

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

Range between \$865,000 & \$950,000

Median sale price

Median price \$1,205,000 Property Type House Suburb Ringwood North

Period - From 01/10/2024 to 31/12/2024 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	49 Summit Cr RINGWOOD NORTH 3134	\$946,000	14/12/2024
2	47 Adolphson Av RINGWOOD NORTH 3134	\$915,000	09/11/2024
3	45 Pine Cr RINGWOOD NORTH 3134	\$945,000	14/09/2024

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:

22/01/2025 14:39



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Property Type: House
Land Size: 1081 sqm approx
Agent Comments

Indicative Selling Price
\$865,000 - \$950,000
Median House Price
December quarter 2024: \$1,205,000

Comparable Properties



49 Summit Cr RINGWOOD NORTH 3134 (REI)

Agent Comments

4 1 1

Price: \$946,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)



47 Adolphson Av RINGWOOD NORTH 3134 (RE/VG)

Agent Comments

4 1 1

Price: \$915,000
Method: Private Sale
Date: 09/11/2024
Property Type: House
Land Size: 725 sqm approx



45 Pine Cr RINGWOOD NORTH 3134 (RE/VG)

Agent Comments

6 2 2

Price: \$945,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 1118 sqm approx

Account - Ray White Croydon | P: 03 9725 7444