

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

1 Loughies Track, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,220,000

&

\$1,320,000

Median sale price

Median price \$1,104,018

Property Type House

Suburb Ringwood North

Period - From 01/01/2021

to

31/03/2021

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	2 Adam Ct RINGWOOD NORTH 3134	\$1,236,050	27/05/2021
2	25 Timbertop Rd RINGWOOD NORTH 3134	\$1,121,000	01/05/2021
3	10 Lister Ct RINGWOOD 3134	\$1,340,000	18/01/2021

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:

25/06/2021 09:55



 5  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,220,000 - \$1,320,000

Median House Price

March quarter 2021: \$1,104,018

Comparable Properties



2 Adam Ct RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,236,050

Method: Sold Before Auction

Date: 27/05/2021

Property Type: House (Res)

Land Size: 1052 sqm approx



25 Timbertop Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  1

Price: \$1,121,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 799 sqm approx



10 Lister Ct RINGWOOD 3134 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,340,000

Method: Private Sale

Date: 18/01/2021

Property Type: House

Land Size: 704 sqm approx