

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

6 Ruthven Way, Ringwood East Vic 3135

Indicative selling price

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

Range between \$880,000 & \$940,000

Median sale price

Median price \$930,000 Property Type House Suburb Ringwood East

Period - From 01/04/2022 to 30/06/2022 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	86 Alexandra Rd RINGWOOD EAST 3135	\$925,000	11/03/2022
2	83 Sonia St RINGWOOD 3134	\$880,000	17/05/2022
3	9 Stirling Rd CROYDON 3136	\$880,000	15/06/2022

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:

26/07/2022 12:20



Property Type: House (Previously Occupied - Detached)
Land Size: 928 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$880,000 - \$940,000
Median House Price
June quarter 2022: \$930,000

Comparable Properties



86 Alexandra Rd RINGWOOD EAST 3135 (VG) [Agent Comments](#)



Price: \$925,000
Method: Sale
Date: 11/03/2022
Property Type: House (Res)
Land Size: 1160 sqm approx



83 Sonia St RINGWOOD 3134 (REI/VG) [Agent Comments](#)



Price: \$880,000
Method: Private Sale
Date: 17/05/2022
Property Type: House
Land Size: 713 sqm approx



9 Stirling Rd CROYDON 3136 (REI) [Agent Comments](#)



Price: \$880,000
Method: Private Sale
Date: 15/06/2022
Property Type: House
Land Size: 865 sqm approx