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

102 Oban Road, Ringwood North Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$820,000		&		\$870,000				
Median sale p	rice								
Median price	\$1,225,000	Pro	operty Type	Hou	ISE		Suburb	Ringwood North	
Period - From	01/01/2024	to	31/12/2024		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	70 Jull Pde RINGWOOD NORTH 3134	\$865,000	23/01/2025
2	20 Seares Dr RINGWOOD EAST 3135	\$850,000	16/11/2024
3	5 Caramut Rd RINGWOOD EAST 3135	\$860,000	09/11/2024

OR

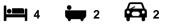
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/01/2025 09:53







Property Type: House Land Size: 650 sqm approx Agent Comments

Indicative Selling Price \$820,000 - \$870,000 Median House Price Year ending December 2024: \$1,225,000

Comparable Properties



70 Juli Pde RINGWOOD NORTH 3134 (REI)



Price: \$865,000 Method: Auction Sale Date: 23/01/2025 Property Type: House Land Size: 662 sqm approx

20 Seares Dr RINGWOOD EAST 3135 (REI)

Agent Comments

Agent Comments





Property Type: House Land Size: 657 sqm approx



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Agent Comments

Price: \$860,000 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res) Land Size: 663 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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