

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

24 Montalbo Road, Ringwood North Vic 3134

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,132,500 Property Type House Suburb Ringwood North

Period - From 01/07/2022 to 30/06/2023 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	12 Wattle Av RINGWOOD 3134	\$880,000	10/03/2023
2	17 Evelyn Rd RINGWOOD NORTH 3134	\$880,000	04/07/2023
3	12 Panorama Av RINGWOOD NORTH 3134	\$735,000	16/06/2023

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:

04/08/2023 17:29



 3  1  2

Property Type: House
Land Size: 972 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending June 2023: \$1,132,500

Comparable Properties



12 Wattle Av RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$880,000
Method: Private Sale
Date: 10/03/2023
Property Type: House
Land Size: 873 sqm approx



17 Evelyn Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

 3  1  2

Price: \$880,000
Method: Private Sale
Date: 04/07/2023
Property Type: House
Land Size: 808 sqm approx



12 Panorama Av RINGWOOD NORTH 3134 (REI)

Agent Comments

 2  1  1

Price: \$735,000
Method: Sold Before Auction
Date: 16/06/2023
Property Type: House (Res)
Land Size: 944 sqm approx