Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	24 Montalbo Road, Ringwood North Vic 3134
Including suburb and	
postcode	

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	Pro	perty Type	louse		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

Add	dress 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 comparableproperties 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













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)

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Agent Comments

Agent Comments

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)

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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)

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Price: \$735.000

Method: Sold Before Auction

Date: 16/06/2023

Property Type: House (Res) **Land Size:** 944 sqm approx

Account - Barry Plant | P: 03 9842 8888





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