

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

22 Towerhill Drive, Ringwood Vic 3134

Indicative selling price

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

Range between \$945,000

&

\$995,000

Median sale price

Median price \$995,000

Property Type House

Suburb Ringwood

Period - From 01/04/2023

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	7 Valkyrie Cr RINGWOOD 3134	\$995,000	10/06/2023
2	70a Plymouth Rd CROYDON 3136	\$975,000	18/05/2023
3	29 Berkley Rd RINGWOOD 3134	\$950,000	01/04/2023

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:

28/07/2023 10:06

22 Towerhill Drive, Ringwood Vic 3134



 3  2  2

Property Type: Townhouse
Land Size: 355 sqm approx
Agent Comments

Indicative Selling Price
\$945,000 - \$995,000
Median House Price
June quarter 2023: \$995,000

Comparable Properties



7 Valkyrie Cr RINGWOOD 3134 (REI)

Agent Comments

 3  1  2

Price: \$995,000
Method: Auction Sale
Date: 10/06/2023
Property Type: House (Res)
Land Size: 657 sqm approx



70a Plymouth Rd CROYDON 3136 (REI)

Agent Comments

 4  2  1

Price: \$975,000
Method: Private Sale
Date: 18/05/2023
Property Type: House (Res)



29 Berkley Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  3

Price: \$950,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 658 sqm approx

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



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