

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 Old Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$968,500

Property Type

House

Suburb

Ringwood North

Period - From

12/12/2019

to

11/12/2020

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	85 Wonga Rd RINGWOOD NORTH 3134	\$1,200,000	13/06/2020
2	11 Heape Way RINGWOOD NORTH 3134	\$1,085,000	24/11/2020
3	11 Mina Ct RINGWOOD NORTH 3134	\$1,075,000	19/11/2020

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:

12/12/2020 16:43



 4  2  2

Property Type: House
Land Size: 1010 sqm approx
Agent Comments

Indicative Selling Price

\$1,200,000

Median House Price

12/12/2019 - 11/12/2020: \$968,500

Comparable Properties



85 Wonga Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 13/06/2020
Rooms: 6
Property Type: House



11 Heape Way RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,085,000
Method: Private Sale
Date: 24/11/2020
Property Type: House (Res)
Land Size: 649 sqm approx



11 Mina Ct RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  -

Price: \$1,075,000
Method: Private Sale
Date: 19/11/2020
Property Type: House
Land Size: 507 sqm approx