

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

114 Mullum Mullum Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,098,500

Property Type House

Suburb Ringwood

Period - From 01/10/2021

to 31/12/2021

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	4 Baron Ct RINGWOOD 3134	\$990,000	15/02/2022
2	39 Ashcombe Dr RINGWOOD 3134	\$975,000	06/04/2022
3	45 Old Lilydale Rd RINGWOOD EAST 3135	\$930,000	11/02/2022

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:

14/04/2022 12:09

114 Mullum Mullum Road, Ringwood Vic 3134



PhilipWebb

Jack Treacey

9842 1477

0432 696 048

jtreacey@philipwebb.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2021: \$1,098,500



3 -

Property Type:

Divorce/Estate/Family Transfers

Land Size: 910 sqm approx

Agent Comments

Comparable Properties



4 Baron Ct RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 1

Price: \$990,000

Method: Private Sale

Date: 15/02/2022

Property Type: House

Land Size: 676 sqm approx



39 Ashcombe Dr RINGWOOD 3134 (REI)

Agent Comments

3 1 2

Price: \$975,000

Method: Private Sale

Date: 06/04/2022

Property Type: House

Land Size: 719 sqm approx



45 Old Lilydale Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 2 4

Price: \$930,000

Method: Sold Before Auction

Date: 11/02/2022

Property Type: House (Res)

Land Size: 652 sqm approx

Account - Philip Webb



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