

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

1/12 OBAN ROAD RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

House

Suburb

Ringwood

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

1/16 MIRABEL AVENUE RINGWOOD EAST VIC 3135	\$811,000	19-Oct-24
2/21 MULLUM MULLUM ROAD RINGWOOD VIC 3134	\$804,000	17-Oct-24
1/2 TORTICE DRIVE RINGWOOD NORTH VIC 3134	\$795,000	13-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 16 December 2024



1/16 MIRABEL AVENUE RINGWOOD EAST VIC 3135 Sold Price ^{RS} **\$811,000** Sold Date **19-Oct-24**
 Distance **1.05km**

3 1 1



2/21 MULLUM MULLUM ROAD RINGWOOD VIC 3134 Sold Price **\$804,000** Sold Date **17-Oct-24**
 Distance **2.01km**

3 1 2



1/2 TORTICE DRIVE RINGWOOD NORTH VIC 3134 Sold Price **\$795,000** Sold Date **13-Aug-24**
 Distance **1.7km**

3 2 1



27 MARIANA AVENUE CROYDON SOUTH VIC 3136 Sold Price **\$780,000** Sold Date **09-Sep-24**
 Distance **2.14km**

3 2 2



38 BROUGHTON AVENUE CROYDON VIC 3136 Sold Price ^{RS} **\$790,000** Sold Date **30-Sep-24**
 Distance **2.16km**

3 2 1

RS = Recent sale UN = Undisclosed Sale

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