

# 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

195 Wantirna Road, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$970,000

### Median sale price

Median price \$1,025,000 Property Type House Suburb Ringwood

Period - From 01/01/2021 to 31/03/2021 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	116 Wantirna Rd RINGWOOD 3134	\$848,000	03/07/2021
2	108 Wantirna Rd RINGWOOD 3134	\$982,500	28/03/2021
3	6 Mckay Ct RINGWOOD 3134	\$955,000	26/06/2021

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:

15/07/2021 11:39



**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$970,000  
**Median House Price**  
March quarter 2021: \$1,025,000

## Comparable Properties



**116 Wantirna Rd RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$848,000  
**Method:** Auction Sale  
**Date:** 03/07/2021  
**Property Type:** House (Res)



**108 Wantirna Rd RINGWOOD 3134 (REI/VG)**

**Agent Comments**



**Price:** \$982,500  
**Method:** Private Sale  
**Date:** 28/03/2021  
**Property Type:** House  
**Land Size:** 862 sqm approx



**6 McKay Ct RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$955,000  
**Method:** Auction Sale  
**Date:** 26/06/2021  
**Property Type:** House (Res)  
**Land Size:** 778 sqm approx