

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

17 Junction Street, Ringwood Vic 3134

Indicative selling price

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

Single price \$950,000

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	354 Maroondah Hwy RINGWOOD 3134	\$965,000	25/07/2023
2	9 Talofa Av RINGWOOD EAST 3135	\$925,000	29/04/2023
3	9 Bigola St RINGWOOD 3134	\$920,000	18/04/2023

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:

26/08/2023 12:26



1 1 0

Property Type: House
Land Size: 764 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000
Median House Price
 June quarter 2023: \$995,000

Comparable Properties



354 Maroondah Hwy RINGWOOD 3134 (REI) **Agent Comments**

3 1 1

Price: \$965,000
Method: Private Sale
Date: 25/07/2023
Property Type: House
Land Size: 871 sqm approx



9 Talofa Av RINGWOOD EAST 3135 (REI) **Agent Comments**

4 2 1

Price: \$925,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 699 sqm approx



9 Bigola St RINGWOOD 3134 (REI/VG) **Agent Comments**

3 1 2

Price: \$920,000
Method: Private Sale
Date: 18/04/2023
Property Type: House
Land Size: 697 sqm approx

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