

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

86 Oban Road, Ringwood Vic 3134

Indicative selling price

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

Single price

\$999,000

Median sale price

Median price

\$987,500

Property Type

House

Suburb

Ringwood

Period - From

01/07/2022

to

30/09/2022

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	17 Sunhill Av RINGWOOD 3134	\$952,000	19/07/2022
2	28 Georges Rd RINGWOOD 3134	\$930,000	08/09/2022
3			

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:

05/12/2022 16:04



 3  2  2

Property Type: House
Land Size: 714 sqm approx
Agent Comments

Indicative Selling Price
\$999,000
Median House Price
September quarter 2022: \$987,500

Comparable Properties



17 Sunhill Av RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  3

Price: \$952,000
Method: Private Sale
Date: 19/07/2022
Property Type: House
Land Size: 822 sqm approx



28 Georges Rd RINGWOOD 3134 (REI)

Agent Comments

 3  2  2

Price: \$930,000
Method: Sold Before Auction
Date: 08/09/2022
Rooms: 5
Property Type: House (Res)
Land Size: 722 sqm approx

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.