

## 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

163 Wonga Road, Ringwood North 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 \$1,350,000

&amp;

\$1,485,000

## Median sale price

Median price \$931,750

House

X

Unit

Suburb Ringwood North

Period - From 01/01/2018

to

31/12/2018

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	13 Green Ridg WARRANDYTE SOUTH 3134	\$1,475,000	04/02/2019
2	44 Bramley Dr RINGWOOD NORTH 3134	\$1,455,000	19/11/2018
3	37 Brysons Rd WARRANWOOD 3134	\$1,402,000	13/04/2019

OR

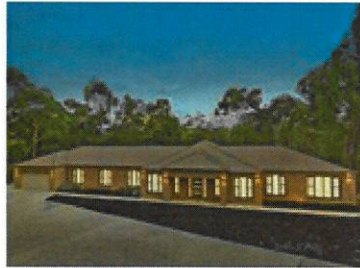
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
 \$1,350,000 - \$1,485,000  
**Median House Price**  
 Year ending December 2018: \$931,750

## Comparable Properties

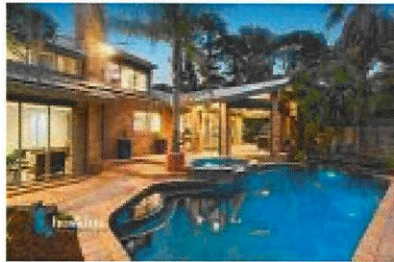


**13 Green Ridg WARRANDYTE SOUTH 3134**  
 (REI/VG)

**Agent Comments**



**Price:** \$1,475,000  
**Method:** Private Sale  
**Date:** 04/02/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 5302 sqm approx

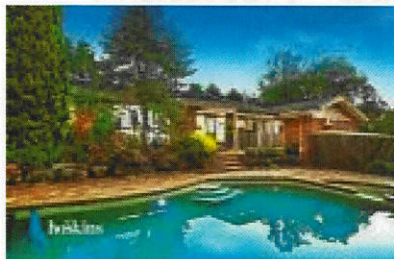


**44 Bramley Dr RINGWOOD NORTH 3134**  
 (REI/VG)

**Agent Comments**



**Price:** \$1,455,000  
**Method:** Private Sale  
**Date:** 19/11/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 886 sqm approx



**37 Brysons Rd WARRANWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$1,402,000  
**Method:** Private Sale  
**Date:** 13/04/2019  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 3270 sqm approx