

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

158 Oban Road, Ringwood North Vic 3134

Indicative selling price

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

Range between \$850,000

&

\$930,000

Median sale price

Median price \$883,000

Property Type House

Suburb Ringwood North

Period - From 01/04/2019

to

31/03/2020

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	58 Jeffrey Dr RINGWOOD 3134	\$940,000	17/02/2020
2	62 Felix Cr RINGWOOD NORTH 3134	\$905,000	17/03/2020
3	133 Wonga Rd RINGWOOD NORTH 3134	\$831,000	24/05/2020

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:

06/07/2020 09:10



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Property Type: House
Land Size: 655.545 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
Year ending March 2020: \$883,000

Comparable Properties



58 Jeffrey Dr RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$940,000
Method: Sold Before Auction
Date: 17/02/2020
Rooms: 6
Property Type: House (Res)
Land Size: 664 sqm approx



62 Felix Cr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$905,000
Method: Sold Before Auction
Date: 17/03/2020
Rooms: 5
Property Type: House (Res)
Land Size: 551 sqm approx



133 Wonga Rd RINGWOOD NORTH 3134 (VG)

Agent Comments

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Price: \$831,000
Method: Sale
Date: 24/05/2020
Property Type: House (Res)
Land Size: 785 sqm approx