

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

30 Timbertop Road, Ringwood North Vic 3134

Indicative selling price

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

Single price

\$985,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Ringwood North

Period - From

01/10/2021

to

31/12/2021

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	173 Oban Rd RINGWOOD NORTH 3134	\$1,000,000	15/01/2022
2	2 Victory St MITCHAM 3132	\$990,000	26/03/2022
3	68 Brunswick Rd MITCHAM 3132	\$990,000	18/11/2021

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:

04/04/2022 10:57



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Property Type: House (Res)
Land Size: 1104 sqm approx
Agent Comments

Indicative Selling Price
\$985,000

Median House Price
December quarter 2021: \$1,300,000

Comparable Properties



173 Oban Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

3 3 2

Price: \$1,000,000
Method: Private Sale
Date: 15/01/2022
Property Type: House
Land Size: 786 sqm approx



2 Victory St MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$990,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 697 sqm approx



68 Brunswick Rd MITCHAM 3132 (VG)

Agent Comments

4 - -

Price: \$990,000
Method: Sale
Date: 18/11/2021
Property Type: House (Res)
Land Size: 625 sqm approx