

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

16 Mundara Drive, Ringwood Vic 3134

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$990,900

Property Type House

Suburb Ringwood

Period - From 01/07/2022

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	28 Mundara Dr RINGWOOD 3134	\$1,161,000	15/04/2023
2			
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:

28/08/2023 12:12

16 Mundara Drive, Ringwood Vic 3134

Tim Heavyside
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tim@heavyside.co



4 2 2

Property Type: House
Land Size: 795 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
Year ending June 2023: \$990,900

Comparable Properties



28 Mundara Dr RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$1,161,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 865 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.

Account - Heavyside



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