

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

171 Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Single price

\$1,090,000

Median sale price

Median price

\$1,230,000

Property Type

House

Suburb

Ringwood North

Period - From

01/04/2024

to

30/06/2024

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	22 Lockhart Rd RINGWOOD NORTH 3134	\$1,065,000	26/04/2024
2	19 Rosebank Av RINGWOOD NORTH 3134	\$1,052,000	20/04/2024
3	18 Heape Way RINGWOOD NORTH 3134	\$915,000	06/06/2024

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:

22/07/2024 10:02



 3  1  2

Property Type: House
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price
\$1,090,000
Median House Price
June quarter 2024: \$1,230,000

Comparable Properties



22 Lockhart Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,065,000
Method: Private Sale
Date: 26/04/2024
Property Type: House (Res)
Land Size: 697 sqm approx



19 Rosebank Av RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,052,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 697 sqm approx



18 Heape Way RINGWOOD NORTH 3134 (REI)

Agent Comments

 3  1  2

Price: \$915,000
Method: Private Sale
Date: 06/06/2024
Property Type: House
Land Size: 665 sqm approx

Account - Barry Plant | P: 03 9842 8888