

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

12 Mullum Mullum Road, Ringwood Vic 3134

Indicative selling price

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

Single price

\$1,275,000

Median sale price

Median price

\$1,098,500

Property Type

House

Suburb

Ringwood

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	8 Haig St RINGWOOD 3134	\$1,270,000	27/11/2021
2	13 Sunhill Av RINGWOOD 3134	\$1,255,000	21/02/2022
3	69-71 Ringwood St RINGWOOD 3134	\$1,250,000	21/01/2022

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:

01/03/2022 10:39



 3  2  2

Rooms: 6
Property Type: House (Res)
Land Size: 962 sqm approx
[Agent Comments](#)

Indicative Selling Price

\$1,275,000

Median House Price

December quarter 2021: \$1,098,500

Comparable Properties



8 Haig St RINGWOOD 3134 (REI/VG)

[Agent Comments](#)

 4  1  -

Price: \$1,270,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 674 sqm approx



13 Sunhill Av RINGWOOD 3134 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,255,000
Method: Sold Before Auction
Date: 21/02/2022
Property Type: House
Land Size: 825 sqm approx



69-71 Ringwood St RINGWOOD 3134 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,250,000
Method: Private Sale
Date: 21/01/2022
Property Type: House
Land Size: 885 sqm approx

Account - Philip Webb