

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

98 Wonga Road, Ringwood Vic 3134

Indicative selling price

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

Single price

\$1,070,000

Median sale price

Median price

\$947,500

House

X

Unit

Suburb

Ringwood

Period - From

01/04/2017

to

30/06/2017

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	132 Wonga Rd RINGWOOD 3134	\$1,085,000	24/06/2017
2	12 Gillard PI RINGWOOD NORTH 3134	\$1,050,000	06/09/2017
3	110 Oban Rd RINGWOOD NORTH 3134	\$982,000	05/08/2017

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.~~



Rooms:

Property Type: House (Res)

Land Size: 657 sqm approx

Agent Comments

Comparable Properties



132 Wonga Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,085,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 6

Property Type: House (Res)



12 Gillard Pl RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 06/09/2017

Rooms: 8

Property Type: House

Land Size: 869 sqm approx



110 Oban Rd RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$982,000

Method: Auction Sale

Date: 05/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 646 sqm approx