

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

63 Mullum Mullum Road, Ringwood VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$888,000

Median sale priceMedian price

\$920,000

Property type

House

Suburb

Ringwood

Period - From

1st Jan 2020

to

31st March
2020

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. 48 Kemp Street, Ringwood East | \$1,040,000 | 17/03/2020 |
| 2. 101 Mt Dandenong Road, Ringwood East | \$1,008,000 | 23/05/2020 |
| 3. 11 Parkgate Drive, Ringwood | \$1,030,000 | 19/03/2020 |

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:

16/07/2020

Comparable properties



\$1,040,000

48 Kemp Street, Ringwood East, Victoria

DATE: 17/03/2020

PROPERTY TYPE: House

 3  1
 4  1,159 sqm



\$1,008,000

101 Mt Dandenong Road, Ringwood East, Victoria

DATE: 23/05/2020

PROPERTY TYPE: House

 2  1
 2  1,049 sqm



\$1,030,000

11 Parkgate Drive, Ringwood, Victoria

DATE: 19/03/2020

PROPERTY TYPE: House

 4  2
 2  1,109 sqm

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21 days on market



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