

# 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

36 Tortice Drive, Ringwood North Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,045,000

### Median sale price

Median price \$950,550 Property Type House Suburb Ringwood North

Period - From 01/10/2019 to 30/09/2020 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	5 Ronald St RINGWOOD 3134	\$1,040,000	26/05/2020
2	9 Farrer Ct WARRANWOOD 3134	\$991,000	10/07/2020
3	38 Jull Pde RINGWOOD NORTH 3134	\$978,000	23/06/2020

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:

15/10/2020 15:06



4   2   3

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 897 sqm approx  
Agent Comments

**Indicative Selling Price**

\$980,000 - \$1,045,000

**Median House Price**

Year ending September 2020: \$950,550

## Comparable Properties



**5 Ronald St RINGWOOD 3134 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,040,000  
**Method:** Private Sale  
**Date:** 26/05/2020  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 654 sqm approx



**9 Farrer Ct WARRANWOOD 3134 (REI/VG)**

Agent Comments

4   2   1

**Price:** \$991,000  
**Method:** Private Sale  
**Date:** 10/07/2020  
**Property Type:** House  
**Land Size:** 720 sqm approx



**38 Jull Pde RINGWOOD NORTH 3134 (REI/VG)** Agent Comments

4   2   2

**Price:** \$978,000  
**Method:** Private Sale  
**Date:** 23/06/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 812 sqm approx