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

9 Bigola Street, Ringwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$950,000		&		\$1,000,000			
Median sale pr	rice							
Median price	\$1,038,000	Pro	operty Type	Hou	ISE		Suburb	Ringwood
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	10 Tweed St RINGWOOD EAST 3135	\$1,000,000	03/12/2022
2	7 Jull Pde RINGWOOD NORTH 3134	\$1,000,000	26/11/2022
3	65 Mullum Mullum Rd RINGWOOD 3134	\$998,000	01/02/2023

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:

27/02/2023 11:17









Property Type: Agent Comments Indicative Selling Price \$950,000 - \$1,000,000 Median House Price Year ending December 2022: \$1,038,000

Comparable Properties



10 Tweed St RINGWOOD EAST 3135 (REI/VG) Agent Comments



Price: \$1,000,000 Method: Auction Sale Date: 03/12/2022 Property Type: House (Res) Land Size: 784 sqm approx



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



Price: \$1,000,000 Method: Auction Sale Date: 26/11/2022 Property Type: House (Res) Land Size: 650 sqm approx



65 Mullum Mullum Rd RINGWOOD 3134 (REI) Agent Comments



Price: \$998,000 Method: Private Sale Date: 01/02/2023 Property Type: House Land Size: 707 sqm approx

Account - Property Partners in Real Estate | P: 0429888367



property data

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