

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 consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,038,000 Property Type House Suburb Ringwood

Period - From 01/01/2022 to 31/12/2022 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	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