

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

116 Wantirna Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$775,000

&

\$840,000

Median sale price

Median price \$931,000

Property Type House

Suburb Ringwood

Period - From 18/05/2020

to

17/05/2021

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	11 Lena Gr RINGWOOD 3134	\$837,200	07/01/2021
2	137 Wantirna Rd RINGWOOD 3134	\$830,000	15/04/2021
3	83 Maidstone St RINGWOOD 3134	\$785,000	12/12/2020

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:

18/05/2021 10:28



Property Type: House (Previously Occupied - Detached)

Land Size: 594 sqm approx

Agent Comments

Comparable Properties



11 Lena Gr RINGWOOD 3134 (VG)

Agent Comments



Price: \$837,200

Method: Sale

Date: 07/01/2021

Property Type: House (Res)

Land Size: 806 sqm approx



137 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$830,000

Method: Sold Before Auction

Date: 15/04/2021

Property Type: House (Res)

Land Size: 506 sqm approx



83 Maidstone St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$785,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 584 sqm approx