

# 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 5/20 Loughnan Road, 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 \$650,000 & \$715,000

### Median sale price

Median price \$980,000 Property Type Unit Suburb Ringwood North

Period - From 01/10/2023 to 30/09/2024 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	4/20 Loughnan Rd RINGWOOD NORTH 3134	\$676,000	31/08/2024
2	2/26 Bedford Rd RINGWOOD 3134	\$715,000	29/08/2024
3	14 Zephyr Cl RINGWOOD 3134	\$685,000	15/06/2024

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: 07/11/2024 10:51

5/20 Loughnan Road, Ringwood North Vic 3134



3 2 2

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$650,000 - \$715,000

**Median Unit Price**

Year ending September 2024: \$980,000

## Comparable Properties



**4/20 Loughnan Rd RINGWOOD NORTH 3134 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$676,000

**Method:** Private Sale

**Date:** 31/08/2024

**Property Type:** Unit



**2/26 Bedford Rd RINGWOOD 3134 (VG)**

Agent Comments

3 - -

**Price:** \$715,000

**Method:** Sale

**Date:** 29/08/2024

**Property Type:** Flat/Unit/Apartment (Res)



**14 Zephyr CI RINGWOOD 3134 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$685,000

**Method:** Auction Sale

**Date:** 15/06/2024

**Property Type:** Townhouse (Res)

**Land Size:** 174 sqm approx

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