

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

12 Notlen Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$1,095,000

Property Type House

Suburb Ringwood

Period - From 01/01/2024

to

31/03/2024

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 | 12 Kennedy Av RINGWOOD 3134 | \$1,046,000 | 22/12/2023 |
| 2 | 1/127 Warrandyte Rd RINGWOOD NORTH 3134 | \$990,000 | 26/04/2024 |
| 3 | 16 Panorama Av RINGWOOD NORTH 3134 | \$950,000 | 25/11/2023 |

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:

15/05/2024 11:19

12 Notlen Street, Ringwood Vic 3134



Jason Yu
03 9899 7888
0402 662 736

jason.yu@ihomesre.com.au

Indicative Selling Price

\$1,000,000 - \$1,050,000

Median House Price

March quarter 2024: \$1,095,000



4 1 4

Property Type: House

Land Size: 727 sqm approx

Agent Comments

Comparable Properties



12 Kennedy Av RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,046,000

Method: Private Sale

Date: 22/12/2023

Property Type: House (Res)

Land Size: 720 sqm approx



1/127 Warrandyte Rd RINGWOOD NORTH 3134 (REI) **Agent Comments**

4 2 2

Price: \$990,000

Method: Private Sale

Date: 26/04/2024

Property Type: House

Land Size: 1052 sqm approx



16 Panorama Av RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

5 3 2

Price: \$950,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 879 sqm approx

Account - iHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822



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