## 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 Montalbo Road, Ringwood North Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ing		
Range betwee	\$1,430,000		&		\$1,573,000			
Median sale p	rice							
Median price	\$1,222,000	Pro	operty Type	Hou	se		Suburb	Ringwood North
Period - From	01/01/2021	to	31/12/2021		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	9 Rangeview Rd DONVALE 3111	\$1,630,000	11/12/2021
2	16 Park Rd RINGWOOD NORTH 3134	\$1,490,000	19/02/2022
3	141 Glenvale Rd DONVALE 3111	\$1,320,000	05/11/2021

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:

04/03/2022 19:58









**Property Type:** House **Land Size:** 1315 sqm approx Agent Comments Indicative Selling Price \$1,430,000 - \$1,573,000 Median House Price Year ending December 2021: \$1,222,000

# **Comparable Properties**



9 Rangeview Rd DONVALE 3111 (REI)

Price: \$1,630,000 Method: Auction Sale Date: 11/12/2021 Property Type: House (Res) Land Size: 1321 sqm approx Agent Comments

Agent Comments

16 Park Rd RINGWOOD NORTH 3134 (REI)



Price: \$1,490,000 Method: Auction Sale Date: 19/02/2022 Property Type: House (Res) Land Size: 1063 sqm approx



141 Glenvale Rd DONVALE 3111 (REI/VG)



Agent Comments

Price: \$1,320,000 Method: Auction Sale Date: 05/11/2021 Property Type: House (Res) Land Size: 1273 sqm approx

#### Account - The Agency Port Phillip | P: 03 8578 0388





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