

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 consumer.vic.gov.au/underquoting

Range between \$1,430,000 & \$1,573,000

Median sale price

Median price \$1,222,000 Property Type House Suburb Ringwood North

Period - From 01/01/2021 to 31/12/2021 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 | 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



7 4 2

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)

Agent Comments

5 2 2

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



16 Park Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

5 2 2

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

4 2 4

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