

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

6/76-78 Oban Road, Ringwood Vic 3134

Indicative selling price

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

Single price

\$739,000

Median sale price

Median price

\$945,000

Property Type

Townhouse

Suburb

Ringwood

Period - From

17/07/2022

to

16/07/2023

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	14/14 Loughnan Rd RINGWOOD NORTH 3134	\$710,000	23/05/2023
2	1/168 Mt Dandenong Rd RINGWOOD EAST 3135	\$695,000	09/05/2023
3	1/10 Ware Cr RINGWOOD EAST 3135	\$685,000	29/03/2023

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:

17/07/2023 11:15



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6/76-78 Oban Road, Ringwood

Additional Information

Council Rates: \$1,792 pa (refer Section 32)
 Water Rates: \$159.49pq + usage (refer Section 32)
 Owners Corporation: \$1,068 pa (Refer Section 32)
 General Residential Zone- Schedule 1
 Significant Landscape Overlay Schedule 4
 Land size: 222sqm approx.
 Gas ducted heating
 Reverse cycle cooling
 Stainless steel 4 burner gas cooktop
 Stainless steel electric oven
 Dishwasher
 3 bedrooms with BIRs
 Central bathroom
 Downstairs powder room
 Tiled meals area
 Private courtyard
 Double garage (auto door) with internal access

Rental Estimate

\$2042pcm – fixed lease until 23rd August 2023

Close proximity to

Schools

Mullum Primary School- Panfield Ave, Ringwood (850m)
 Norwood Secondary College- Byron St, Ringwood (1.4km)
 Yarra Valley Grammar- Kalinda Rd, Ringwood (2.1km)

Shops

IGA- Warrandyte Rd, Ringwood North (900m)
 Eastland- Maroondah Hwy, Ringwood (2.9km)

Parks

Ambrie Ave Playground- Ambrie Ave, Ringwood (150m)
 Mullum Mullum Creek trail- Oban Rd, Ringwood (650m)
 Ringwood Lake- Maroondah Hwy, Ringwood (3.2km)

Transport

Ringwood East train station (3.1km)
 Ringwood station (3.1km)
 Bus 380 Ringwood to Croydon

Settlement

10% deposit, 60/75/90 days

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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