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

3/124-126 Plymouth Road, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,550,000		&		\$1,700,000					
Median sale pi	rice									
Median price	\$1,080,000	Pro	operty Type	Hou	se		Suburb	Ringwood		
Period - From	01/07/2021	to	30/06/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	4 KARDINIA Cr WARRANWOOD 3134	\$1,825,000	11/04/2022
2	2/124-126 Plymouth Rd RINGWOOD 3134	\$1,765,000	02/05/2022
3	181 Wonga Rd WARRANWOOD 3134	\$1,618,000	02/06/2022

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:

07/09/2022 10:19









Property Type: Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$1,550,000 - \$1,700,000 Median House Price Year ending June 2022: \$1,080,000

Comparable Properties



4 KARDINIA Cr WARRANWOOD 3134 (REI/VG) Agent Comments



Price: \$1,825,000 Method: Private Sale Date: 11/04/2022 Property Type: House Land Size: 1509 sqm approx



2/124-126 Plymouth Rd RINGWOOD 3134 (REI) Agent Comments



Price: \$1,765,000 Method: Private Sale Date: 02/05/2022 Property Type: House (Res) Land Size: 647 sqm approx



181 Wonga Rd WARRANWOOD 3134 (REI/VG) Agent Comments



Price: \$1,618,000 Method: Private Sale Date: 02/06/2022 Property Type: House (Res) Land Size: 1163 sqm approx

Account - Hoskins | P: 98747677, 9722 9755





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