

# 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 Ruthven Way, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$940,000

### Median sale price

Median price \$930,000 Property Type House Suburb Ringwood East

Period - From 01/04/2022 to 30/06/2022 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 | 86 Alexandra Rd RINGWOOD EAST 3135 | \$925,000 | 11/03/2022   |
| 2 | 83 Sonia St RINGWOOD 3134          | \$880,000 | 17/05/2022   |
| 3 | 9 Stirling Rd CROYDON 3136         | \$880,000 | 15/06/2022   |

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:

26/07/2022 12:20



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 928 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$880,000 - \$940,000

**Median House Price**

June quarter 2022: \$930,000

## Comparable Properties



**86 Alexandra Rd RINGWOOD EAST 3135 (VG)** [Agent Comments](#)



**Price:** \$925,000

**Method:** Sale

**Date:** 11/03/2022

**Property Type:** House (Res)

**Land Size:** 1160 sqm approx



**83 Sonia St RINGWOOD 3134 (REI/VG)** [Agent Comments](#)



**Price:** \$880,000

**Method:** Private Sale

**Date:** 17/05/2022

**Property Type:** House

**Land Size:** 713 sqm approx



**9 Stirling Rd CROYDON 3136 (REI)** [Agent Comments](#)



**Price:** \$880,000

**Method:** Private Sale

**Date:** 15/06/2022

**Property Type:** House

**Land Size:** 865 sqm approx