

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

22 Old Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$950,550

Property Type

House

Suburb

Ringwood North

Period - From

01/10/2019

to

30/09/2020

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	1 Federico Ct RINGWOOD 3134	\$1,200,000	27/05/2020
2	85 Wonga Rd RINGWOOD NORTH 3134	\$1,200,000	13/06/2020
3	13 Debbie Pl RINGWOOD NORTH 3134	\$1,050,000	01/07/2020

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:

03/11/2020 14:41



 4  2  2

Property Type: House
Land Size: 1010 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2020: \$950,550

Comparable Properties



1 Federico Ct RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 27/05/2020
Rooms: 12
Property Type: House
Land Size: 785 sqm approx



85 Wonga Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 13/06/2020
Rooms: 6
Property Type: House



13 Debbie PI RINGWOOD NORTH 3134 (REI)

Agent Comments

 5  3  3

Price: \$1,050,000
Method: Private Sale
Date: 01/07/2020
Rooms: 9
Property Type: House