

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

10 Cantala Crescent, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,025,000 & \$1,125,000

Median sale price

Median price \$1,282,500 Property Type House Suburb Ringwood North

Period - From 01/04/2023 to 30/06/2023 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	2 Braimton CI RINGWOOD NORTH 3134	\$1,181,000	16/03/2023
2	5 Manuela Tce RINGWOOD NORTH 3134	\$1,114,000	08/03/2023
3	11 Hygeia Pde RINGWOOD NORTH 3134	\$1,055,000	14/02/2023

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:

24/07/2023 13:27

10 Cantala Crescent, Ringwood North Vic 3134

**Jellis
Craig**

Jacob McGlinchey

9870 6211

0433 224 117

jacobmcglinchey@jellisrcraig.com.au



4 2 2

Property Type: House
Land Size: 637 sqm approx
Agent Comments

Indicative Selling Price

\$1,025,000 - \$1,125,000

Median House Price

June quarter 2023: \$1,282,500

Comparable Properties



**2 Braimton Ct RINGWOOD NORTH 3134
(REI/VG)**

Agent Comments

4 2 2

Price: \$1,181,000
Method: Private Sale
Date: 16/03/2023
Property Type: House (Res)
Land Size: 791 sqm approx



**5 Manuela Tce RINGWOOD NORTH 3134
(REI/VG)**

Agent Comments

4 2 2

Price: \$1,114,000
Method: Sold Before Auction
Date: 08/03/2023
Property Type: House (Res)
Land Size: 715 sqm approx



**11 Hygeia Pde RINGWOOD NORTH 3134
(REI/VG)**

Agent Comments

5 2 2

Price: \$1,055,000
Method: Private Sale
Date: 14/02/2023
Property Type: House
Land Size: 866 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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