

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 Highland Boulevard, Ringwood Vic 3134

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,000,000 Property Type House Suburb Ringwood

Period - From 03/06/2023 to 02/06/2024 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	45 Loughnan Rd RINGWOOD 3134	\$790,000	11/01/2024
2	410 Maroondah Hwy RINGWOOD 3134	\$720,000	22/05/2024
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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: 03/06/2024 11:38



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Property Type: House
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
03/06/2023 - 02/06/2024: \$1,000,000

Comparable Properties



45 Loughnan Rd RINGWOOD 3134 (REI)

Agent Comments

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Price: \$790,000
Method: Private Sale
Date: 11/01/2024
Property Type: House (Res)
Land Size: 836 sqm approx



410 Maroondah Hwy RINGWOOD 3134 (REI)

Agent Comments

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Price: \$720,000
Method: Private Sale
Date: 22/05/2024
Property Type: House
Land Size: 655 sqm approx

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.

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