

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

102 Wantirna Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$990,900 Property Type House Suburb Ringwood

Period - From 01/07/2022 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	10 Keith Gr RINGWOOD 3134	\$925,000	26/04/2023
2	15 Heather Gr RINGWOOD 3134	\$920,000	13/05/2023
3	11 Dresden Av HEATHMONT 3135	\$872,500	08/08/2023

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:

14/08/2023 14:40



Property Type: House

Land Size: 750 sqm approx

Agent Comments

Comparable Properties

10 Keith Gr RINGWOOD 3134 (VG)

Agent Comments



Price: \$925,000

Method: Sale

Date: 26/04/2023

Property Type: House (Res)

Land Size: 669 sqm approx



15 Heather Gr RINGWOOD 3134 (VG)

Agent Comments



Price: \$920,000

Method: Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 757 sqm approx



11 Dresden Av HEATHMONT 3135 (REI)

Agent Comments



Price: \$872,500

Method: Private Sale

Date: 08/08/2023

Property Type: House

Land Size: 847 sqm approx