

# 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

106 Mullum Mullum Road, Ringwood Vic 3134

### Indicative selling price

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

Range between \$865,000 & \$925,000

### Median sale price

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

Period - From 01/10/2022 to 30/09/2023 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	86 Wonga Rd RINGWOOD 3134	\$946,500	31/07/2023
2	1 Ambrie Av RINGWOOD 3134	\$850,000	12/08/2023
3			

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: 17/11/2023 11:07



**Property Type:** House (Res)

**Land Size:** 650 sqm approx

Agent Comments

## Comparable Properties



**86 Wonga Rd RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$946,500

**Method:** Private Sale

**Date:** 31/07/2023

**Property Type:** House (Res)

**Land Size:** 750 sqm approx



**1 Ambrie Av RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$850,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 640 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.