

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

11 Surrey Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$900,000 & \$990,000

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	12 Muir Ct RINGWOOD 3134	\$950,000	05/08/2023
2	102 Wantirna Rd RINGWOOD 3134	\$932,000	09/09/2023
3	45 Heathmont Rd RINGWOOD 3134	\$899,000	29/07/2023

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:

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Rooms: 5
Property Type: House (Res)
Land Size: 771 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending June 2023: \$990,900

Comparable Properties



12 Muir Ct RINGWOOD 3134 (REI)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 897 sqm approx



102 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$932,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 750 sqm approx



45 Heathmont Rd RINGWOOD 3134 (VG)

Agent Comments



Price: \$899,000
Method: Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 821 sqm approx