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

112-114 Loughnan Road, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

| Median price | $1,327,500 | Property Type | House | Suburb | Ringwood North |

| Period - From | 01/01/2024 | to | 31/03/2024 | 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 18 Loughnan Rd RINGWOOD NORTH 3134	$1,120,000	20/06/2024
2 2 Evelyn Rd RINGWOOD NORTH 3134	$1,100,000	18/05/2024
3 18a Through Rd RINGWOOD NORTH 3134	$1,080,000	23/03/2024

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: 09/07/2024 09:47

CONSUMER AFFAIRS VICTORIA

112-114 Loughnan Road, Ringwood North Vic 3134

🛏 4 🛁 2 🚗 2

Property Type: House (Res)
Land Size: 1602 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
March quarter 2024: $1,327,500

Comparable Properties

18 Loughnan Rd RINGWOOD NORTH 3134 (REI)

🛏 3 🛁 1 🚗 4

Price: $1,120,000
Method: Private Sale
Date: 20/06/2024
Property Type: House
Land Size: 989 sqm approx

Agent Comments

2 Evelyn Rd RINGWOOD NORTH 3134 (REI)

🛏 4 🛁 3 🚗 1

Price: $1,100,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments

18a Through Rd RINGWOOD NORTH 3134 (REI/VG)

🛏 3 🛁 2 🚗 2

Price: $1,080,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 544 sqm approx

Agent Comments

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200