

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

12 Notlen Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,095,000

Property Type House

Suburb Ringwood

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	12 Kennedy Av RINGWOOD 3134	\$1,046,000	22/12/2023
2	15 Railway Av RINGWOOD EAST 3135	\$1,045,000	22/03/2024
3	28 Cantala Cr RINGWOOD NORTH 3134	\$1,030,000	01/01/2024

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:

02/05/2024 11:41

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4 1 1

Rooms: 7
Property Type: House (Res)
Land Size: 727 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
March quarter 2024: \$1,095,000

Comparable Properties



12 Kennedy Av RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,046,000
Method: Private Sale
Date: 22/12/2023
Property Type: House (Res)
Land Size: 720 sqm approx



15 Railway Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 2 2

Price: \$1,045,000
Method: Sold Before Auction
Date: 22/03/2024
Property Type: House (Res)
Land Size: 740 sqm approx



28 Cantala Cr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,030,000
Method: Private Sale
Date: 01/01/2024
Property Type: House
Land Size: 568 sqm approx

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