

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

13 Frodsham Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$995,000 Property Type House Suburb Ringwood

Period - From 04/01/2023 to 03/01/2024 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 | 20 Berrywood Wlk WARRANWOOD 3134 | \$1,400,000 | 19/09/2023 |
| 2 | 8 Drysdale Ct CROYDON HILLS 3136 | \$1,390,000 | 19/10/2023 |
| 3 | 28 Braden Brae Dr WARRANWOOD 3134 | \$1,350,000 | 09/11/2023 |

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:

04/01/2024 13:04



Property Type: House (Res)

Land Size: 955 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

04/01/2023 - 03/01/2024: \$995,000

Comparable Properties



20 Berrywood Wk WARRANWOOD 3134 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 19/09/2023

Property Type: House (Res)

Land Size: 421 sqm approx



8 Drysdale Ct CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$1,390,000

Method: Private Sale

Date: 19/10/2023

Property Type: House (Res)

Land Size: 567 sqm approx



28 Braden Brae Dr WARRANWOOD 3134 (REI) Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 09/11/2023

Rooms: 12

Property Type: House (Res)

Land Size: 1134 sqm approx

Account - Ray White Croydon | P: 03 9725 7444