# 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

14 Ruthven Way, Ringwood East Vic 3135

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,450,000		&		\$1,550,000				
Median sale price									
Median price	\$980,000	Pro	operty Type	Hou	se		Suburb	Ringwood East	
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	6 Marica CI RINGWOOD 3134	\$1,550,000	23/03/2023
2	71 Montana Pde CROYDON 3136	\$1,550,000	08/05/2023
3	105 Mullum Mullum Rd RINGWOOD 3134	\$1,450,000	28/06/2023

OR

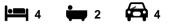
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

04/08/2023 10:56







Property Type: House Land Size: 1350 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price June quarter 2023: \$980,000

# **Comparable Properties**



6 Marica CI RINGWOOD 3134 (REI/VG)



Price: \$1,550,000 Method: Private Sale Date: 23/03/2023 Property Type: House Land Size: 1044 sqm approx

#### Agent Comments



71 Montana Pde CROYDON 3136 (REI)

**5** 4

Agent Comments

Price: \$1,550,000 Method: Private Sale Date: 08/05/2023 Property Type: House Land Size: 2136 sqm approx

4



105 Mullum Mullum Rd RINGWOOD 3134 (REI) Agent Comments



Price: \$1,450,000 Method: Private Sale Date: 28/06/2023 Property Type: House (Res) Land Size: 652 sqm approx

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



property data

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