

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 between \$1,450,000 & \$1,550,000

Median sale price

Median price \$980,000 Property Type House Suburb Ringwood East

Period - From 01/04/2023 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	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

14 Ruthven Way, Ringwood East Vic 3135



 4  2  4

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)

Agent Comments

 4  2  2

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



71 Montana Pde CROYDON 3136 (REI)

Agent Comments

 4  2  4

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



105 Mullum Mullum Rd RINGWOOD 3134 (REI) **Agent Comments**

 4  2  2

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



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