

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

15 Manuela Terrace, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,005,000 Property Type House Suburb Ringwood

Period - From 01/10/2023 to 31/12/2023 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	16 Panorama Av RINGWOOD NORTH 3134	\$950,000	25/11/2023
2	76 Glenvale Rd RINGWOOD NORTH 3134	\$890,000	21/12/2023
3	72 Glenvale Rd RINGWOOD NORTH 3134	\$845,000	01/02/2024

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:

23/02/2024 10:27



 4  2  2

Property Type: House
Land Size: 663 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2023: \$1,005,000

Comparable Properties



16 Panorama Av RINGWOOD NORTH 3134 (REI)

Agent Comments

 5  3  2

Price: \$950,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 879 sqm approx



76 Glenvale Rd RINGWOOD NORTH 3134 (REI) **Agent Comments**

 4  2  2

Price: \$890,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 839 sqm approx



72 Glenvale Rd RINGWOOD NORTH 3134 (REI) **Agent Comments**

 4  2  2

Price: \$845,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 842 sqm approx

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