

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 22 Cottinglea Way, Ringwood North Vic 3134

Indicative selling price

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

Range between \$870,000 & \$920,000

Median sale price

Median price \$1,210,000 Property Type House Suburb Ringwood North

Period - From 01/07/2023 to 30/09/2023 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	4/138 Mullum Mullum Rd RINGWOOD 3134	\$921,000	13/09/2023
2	3/12 Braeside Av RINGWOOD EAST 3135	\$913,000	02/09/2023
3	14/37 William St RINGWOOD 3134	\$875,000	19/10/2023

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: 06/12/2023 15:53



Property Type: Townhouse

Agent Comments

Comparable Properties



4/138 Mullum Mullum Rd RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$921,000

Method: Sold Before Auction

Date: 13/09/2023

Property Type: Townhouse (Res)

Land Size: 202 sqm approx



3/12 Braeside Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$913,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Townhouse (Res)



14/37 William St RINGWOOD 3134 (REI)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 19/10/2023

Property Type: Townhouse (Single)