

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

225 Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$1,132,500

Property Type

House

Suburb

Ringwood North

Period - From

01/07/2022

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.

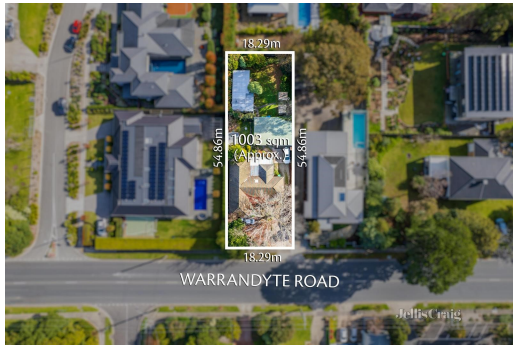
	Address of comparable property	Price	Date of sale
1	15 Goldsmith Av RINGWOOD NORTH 3134	\$960,000	29/06/2023
2	40 Goldsmith Av RINGWOOD NORTH 3134	\$950,000	14/04/2023
3	98 Oban Rd RINGWOOD NORTH 3134	\$860,000	25/03/2023

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:

09/08/2023 14:29



Property Type: House (Res)

Land Size: 1003 sqm approx

Agent Comments

Comparable Properties



15 Goldsmith Av RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$960,000

Method: Sold Before Auction

Date: 29/06/2023

Property Type: House (Res)



40 Goldsmith Av RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 14/04/2023

Property Type: House

Land Size: 741 sqm approx



98 Oban Rd RINGWOOD NORTH 3134 (REI/VG) Agent Comments



Price: \$860,000

Method: Private Sale

Date: 25/03/2023

Property Type: House

Land Size: 635 sqm approx