

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 26 Timbertop Road, Ringwood North 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 \$1,282,500 Property Type House Suburb Ringwood North

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	20 Montalbo Rd RINGWOOD NORTH 3134	\$1,105,000	31/03/2023
2	63 Chippewa Av DONVALE 3111	\$1,095,000	20/05/2023
3	3 Lansell Cl RINGWOOD NORTH 3134	\$1,040,000	20/03/2023

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: 07/08/2023 12:16



 4  2  2

Property Type: House
Land Size: 1456 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2023: \$1,282,500

Comparable Properties



20 Montalbo Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,105,000
Method: Private Sale
Date: 31/03/2023
Property Type: House (Res)
Land Size: 1037 sqm approx



63 Chippewa Av DONVALE 3111 (REI)

Agent Comments

 4  2  2

Price: \$1,095,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 1074 sqm approx



3 Lansell Ct RINGWOOD NORTH 3134 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,040,000
Method: Private Sale
Date: 20/03/2023
Property Type: House
Land Size: 1025 sqm approx