

# 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 3/92 Oban Road, Ringwood North Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,327,500 Property Type House Suburb Ringwood North

Period - From 01/01/2024 to 31/03/2024 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	1B Balmoral Rd RINGWOOD NORTH 3134	\$1,190,000	20/06/2024
2	2/216 Warrandyte Rd RINGWOOD NORTH 3134	\$1,137,500	24/04/2024
3	7/160 Warrandyte Rd RINGWOOD NORTH 3134	\$1,100,000	05/05/2024

**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: 08/07/2024 14:45



3 2 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1B Balmoral Rd RINGWOOD NORTH 3134** Agent Comments  
(REI)

3 2 2

**Price:** \$1,190,000

**Method:** Private Sale

**Date:** 20/06/2024

**Property Type:** House (Res)

**Land Size:** 400 sqm approx



**2/216 Warrandyte Rd RINGWOOD NORTH 3134** Agent Comments  
(REI)

3 2 2

**Price:** \$1,137,500

**Method:** Private Sale

**Date:** 24/04/2024

**Property Type:** Unit

**Land Size:** 400 sqm approx



**7/160 Warrandyte Rd RINGWOOD NORTH 3134** Agent Comments  
(REI)

3 2 2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 05/05/2024

**Property Type:** House (Res)

**Land Size:** 236 sqm approx