

## 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

45 LOUGHNAN ROAD RINGWOOD VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$860,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,020,500

Property type

House

Suburb

Ringwood

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 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

12 WATTLE AVENUE RINGWOOD VIC 3134	\$880,000	06-Mar-23
37 OLIVER STREET RINGWOOD VIC 3134	\$863,000	12-Apr-23
10 PANFIELD AVENUE RINGWOOD VIC 3134	\$865,000	27-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 16 July 2023



**12 WATTLE AVENUE RINGWOOD  
VIC 3134**

Sold Price

**\$880,000**

Sold Date

**06-Mar-23**

 3  2  2

Distance

**0.72km**



**37 OLIVER STREET RINGWOOD  
VIC 3134**

Sold Price

**\$863,000**

Sold Date

**12-Apr-23**

 3  1  2

Distance

**0.94km**



**10 PANFIELD AVENUE RINGWOOD  
VIC 3134**

Sold Price

**\$865,000**

Sold Date

**27-Feb-23**

 3  1  3

Distance

**1.64km**

RS = Recent sale

UN = Undisclosed Sale

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