

# 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

46 Oban 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)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,005,000

Property Type House

Suburb Ringwood

Period - From 01/10/2023

to 31/12/2023

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	1 Avis Ct RINGWOOD 3134	\$1,170,000	29/01/2024
2	29 Strathfield Pde CROYDON 3136	\$1,137,000	02/03/2024
3	9 Florence Av RINGWOOD NORTH 3134	\$993,000	04/11/2023

**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:

20/03/2024 14:53



**Property Type:** House (Res)

**Land Size:** 639 sqm approx

Agent Comments

## Comparable Properties



**1 Avis Ct RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$1,170,000

**Method:** Private Sale

**Date:** 29/01/2024

**Property Type:** House

**Land Size:** 670 sqm approx



**29 Strathfield Pde CROYDON 3136 (REI)**

Agent Comments



**Price:** \$1,137,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 601 sqm approx



**9 Florence Av RINGWOOD NORTH 3134 (REI/VG)**

Agent Comments



**Price:** \$993,000

**Method:** Auction Sale

**Date:** 04/11/2023

**Property Type:** House (Res)

**Land Size:** 667 sqm approx