

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 5/22 Unsworth Road, Ringwood North Vic 3134

Indicative selling price

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

Range between \$870,000 & \$950,000

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	21a Dublin Rd RINGWOOD EAST 3135	\$992,000	06/05/2024
2	1/22 Mines Rd RINGWOOD EAST 3135	\$900,000	10/02/2024
3	4/55 Mullum Mullum Rd RINGWOOD 3134	\$880,000	18/12/2023

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: 03/06/2024 14:11

5/22 Unsworth Road, Ringwood North Vic 3134

**Jellis
Craig**

Ash Thompson
9870 6211
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Indicative Selling Price

\$870,000 - \$950,000

Median House Price

March quarter 2024: \$1,327,500



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



21a Dublin Rd RINGWOOD EAST 3135 (REI)

Agent Comments

3 2 2

Price: \$992,000

Method: Private Sale

Date: 06/05/2024

Property Type: Townhouse (Single)

Land Size: 202 sqm approx



**1/22 Mines Rd RINGWOOD EAST 3135
(REI/VG)**

Agent Comments

3 2 2

Price: \$900,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Unit

Land Size: 326 sqm approx



**4/55 Mullum Mullum Rd RINGWOOD 3134
(REI/VG)**

Agent Comments

3 2 2

Price: \$880,000

Method: Private Sale

Date: 18/12/2023

Property Type: Townhouse (Single)

Land Size: 281 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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