

# 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 Parkgate Drive, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$995,000 Property Type House Suburb Ringwood

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 | 33 Angelica Cr CROYDON HILLS 3136  | \$1,022,500 | 21/06/2023   |
| 2 | 76 Narr Maen Dr CROYDON HILLS 3136 | \$1,009,000 | 28/06/2023   |
| 3 | 9 Ruthven Way RINGWOOD EAST 3135   | \$1,000,000 | 18/07/2023   |

**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:

18/08/2023 13:49



**Property Type:** House  
**Land Size:** 787 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
June quarter 2023: \$995,000

## Comparable Properties



**33 Angelica Cr CROYDON HILLS 3136 (REI)**

**Agent Comments**



**Price:** \$1,022,500  
**Method:** Auction Sale  
**Date:** 21/06/2023  
**Property Type:** House (Res)  
**Land Size:** 662 sqm approx



**76 Narr Maen Dr CROYDON HILLS 3136 (REI)**

**Agent Comments**



**Price:** \$1,009,000  
**Method:** Private Sale  
**Date:** 28/06/2023  
**Property Type:** House (Res)  
**Land Size:** 829 sqm approx



**9 Ruthven Way RINGWOOD EAST 3135 (REI)**

**Agent Comments**



**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 18/07/2023  
**Property Type:** House (Res)  
**Land Size:** 846 sqm approx