

# 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 64 Mullum Mullum 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 \$850,000 & \$900,000

### Median sale price

Median price \$1,095,000 Property Type House Suburb Ringwood

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	8 Adele Ct RINGWOOD 3134	\$895,000	26/02/2024
2	8 Carmen Ct RINGWOOD 3134	\$880,000	14/12/2023
3			

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: 06/06/2024 14:50



**Property Type:** House

**Land Size:** 697 sqm approx

Agent Comments

## Comparable Properties



**8 Adele Ct RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$895,000

**Method:** Private Sale

**Date:** 26/02/2024

**Property Type:** House

**Land Size:** 677 sqm approx



**8 Carmen Ct RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$880,000

**Method:** Auction Sale

**Date:** 14/12/2023

**Property Type:** House (Res)

**Land Size:** 665 sqm approx

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.