

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 9 Montanus Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$957,500 Property Type House Suburb Ringwood

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

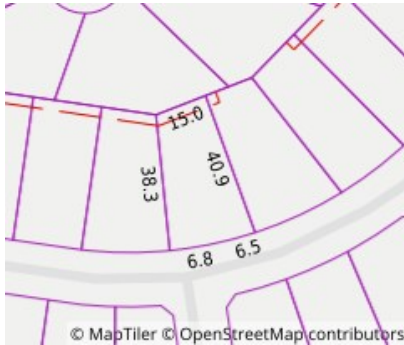
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Woodchurch CI RINGWOOD 3134	\$1,102,500	01/04/2023
2	5 Parkgate Dr RINGWOOD 3134	\$1,090,000	09/09/2023
3	153 Oban Rd RINGWOOD NORTH 3134	\$967,000	17/05/2023

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: 22/11/2023 11:09



Property Type: House (Previously Occupied - Detached)
Land Size: 789 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 September quarter 2023: \$957,500

Comparable Properties



6 Woodchurch CI RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$1,102,500
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 790 sqm approx



5 Parkgate Dr RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$1,090,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 787 sqm approx



153 Oban Rd RINGWOOD NORTH 3134 (REI/VG) Agent Comments



Price: \$967,000
Method: Private Sale
Date: 17/05/2023
Property Type: House
Land Size: 792 sqm approx

Account - Barry Plant | P: 03 9842 8888