

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 90 Old Warrandyte Road Ringwood North Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,390,000 Property type House Suburb Ringwood North

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
18-20 Reid Lane, Warranwood	\$2,130,000	30/01/2024
65-67 Gosford Court, Park Orchards	\$2,353,000	17/11/2023
16 Smedley Road, Ringwood North	\$2,060,300	06/10/2023

This Statement of Information was prepared on: 5 February 2024