

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

39 Oliver Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,220,000 & \$1,260,000

Median sale price

Median price \$1,053,000 Property Type House Suburb Ringwood

Period - From 01/07/2021 to 30/09/2021 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 Cantala Cr RINGWOOD NORTH 3134	\$1,230,000	23/10/2021
2	29 Panorama Av RINGWOOD NORTH 3134	\$1,250,000	20/10/2021
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: 19/12/2021 17:55



 4  3  3

Rooms: 7

Property Type: House (Res)

Land Size: 820 sqm approx

Agent Comments

Indicative Selling Price

\$1,220,000 - \$1,260,000

Median House Price

September quarter 2021: \$1,053,000

Comparable Properties



6 Cantala Cr RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  3  -

Price: \$1,230,000

Method: Auction Sale

Date: 23/10/2021

Rooms: 7

Property Type: House (Res)

Land Size: 665 sqm approx



29 Panorama Av RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,250,000

Method: Private Sale

Date: 20/10/2021

Property Type: House

Land Size: 541 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.

Account - Philip Webb