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<br>Including suburb and postcode | 10 Tortice Drive, Ringwood North Vic 3134 |

## Indicative selling price

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

Range between $990,000 & $1,085,000

## Median sale price

Median price $1,230,000 Property Type House Suburb Ringwood North

Period - From 01/04/2024 to 30/06/2024 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 | 23 Wandarra Way WARRANWOOD 3134 | $1,025,000 | 03/10/2024 |
| 2 | 64 Mullum Mullum Rd RINGWOOD 3134 | $1,000,000 | 24/06/2024 |
| 3 | 22 Lockhart Rd RINGWOOD NORTH 3134 | $1,065,000 | 26/04/2024 |

**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: 11/10/2024 09:57

RT Edgar




3 2 2

**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 646 sqm approx

Agent Comments

**Indicative Selling Price**
$990,000 - $1,085,000
**Median House Price**
June quarter 2024: $1,230,000

# Comparable Properties



**23 Wandarra Way WARRANWOOD 3134 (REI)**

3 2 2

**Price:** $1,025,000
**Method:** Private Sale
**Date:** 03/10/2024
**Property Type:** House
**Land Size:** 557 sqm approx

Agent Comments



**64 Mullum Mullum Rd RINGWOOD 3134 (REI/VG)**

3 2 1

**Price:** $1,000,000
**Method:** Private Sale
**Date:** 24/06/2024
**Property Type:** House (Res)
**Land Size:** 697 sqm approx

Agent Comments



**22 Lockhart Rd RINGWOOD NORTH 3134 (REI/VG)**

3 1 2

**Price:** $1,065,000
**Method:** Private Sale
**Date:** 26/04/2024
**Property Type:** House (Res)
**Land Size:** 697 sqm approx

Agent Comments

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE | propertydata.com.au

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