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	34 Kubis Drive, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,222,000 Property Type House Suburb Ringwood North

Period - From 01/01/2021 to 31/12/2021 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.

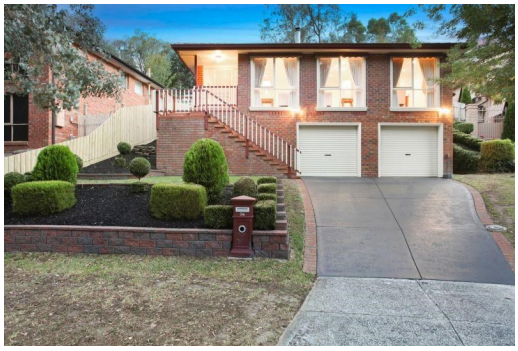
	Address of comparable property	Price	Date of sale
1	3 The Summit RINGWOOD NORTH 3134	$1,332,000	25/11/2021
2	25 Avalon Gr RINGWOOD NORTH 3134	$1,310,000	15/12/2021
3	68 Melview Dr RINGWOOD NORTH 3134	$1,200,000	07/12/2021

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: 03/02/2022 10:52

34 Kubis Drive, Ringwood North Vic 3134



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending December 2021: $1,222,000

Comparable Properties



3 The Summit RINGWOOD NORTH 3134 (REI/VG)

4 2 2

Price: $1,332,000
Method: Private Sale
Date: 25/11/2021
Property Type: House (Res)
Land Size: 802 sqm approx

Agent Comments



25 Avalon Gr RINGWOOD NORTH 3134 (REI)

4 2 2

Price: $1,310,000
Method: Private Sale
Date: 15/12/2021
Property Type: House
Land Size: 862 sqm approx

Agent Comments



68 Melview Dr RINGWOOD NORTH 3134 (REI)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 07/12/2021
Property Type: House (Res)

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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