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	12 Glenvale Road, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,180,500 Property Type House Suburb Ringwood North

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	29 Panorama Av RINGWOOD NORTH 3134	$1,250,000	20/10/2021
2	9 Wattle Valley Rd MITCHAM 3132	$1,250,000	17/08/2021
3	16 Strathallyn Rd RINGWOOD 3134	$1,011,000	01/06/2021

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: 10/11/2021 11:27

12 Glenvale Road, Ringwood North Vic 3134



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 894 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2021: $1,180,500

Comparable Properties



29 Panorama Av RINGWOOD NORTH 3134 (REI)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 20/10/2021
Property Type: House
Land Size: 541 sqm approx

Agent Comments



9 Wattle Valley Rd MITCHAM 3132 (REI)

4 2 1

Price: $1,250,000
Method: Private Sale
Date: 17/08/2021
Property Type: House
Land Size: 617 sqm approx

Agent Comments



16 Strathallyn Rd RINGWOOD 3134 (REI/VG)

4 2 4

Price: $1,011,000
Method: Sold Before Auction
Date: 01/06/2021
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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