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	3 Oban Woods Road, 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 $1,200,000 Property Type House Suburb Ringwood North

Period - From 19/01/2021 to 18/01/2022 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	37 Hamilton Dr RINGWOOD NORTH 3134	$1,368,000	12/11/2021
2	3 Parkwood Rise RINGWOOD NORTH 3134	$1,355,000	01/12/2021
3	3 The Summit RINGWOOD NORTH 3134	$1,332,000	25/11/2021

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: 19/01/2022 15:22

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Property Type:
Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
19/01/2021 - 18/01/2022: $1,200,000

Comparable Properties



37 Hamilton Dr RINGWOOD NORTH 3134 (REI)

4 2 2

Agent Comments

Price: $1,368,000
Method: Private Sale
Date: 12/11/2021
Property Type: House



3 Parkwood Rise RINGWOOD NORTH 3134 (REI)

4 2 2

Agent Comments

Price: $1,355,000
Method: Sold Before Auction
Date: 01/12/2021
Property Type: House (Res)
Land Size: 662 sqm approx



3 The Summit RINGWOOD NORTH 3134 (REI/VG)

4 2 2

Agent Comments

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

Account - Hoskins | P: 98747677, 9722 9755

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