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: 356 Old Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Range between $2,950,000 & $3,200,000

Median sale price

Median price $1,260,000 Property Type House Suburb Ringwood North

Period - From 01/04/2021 to 31/03/2022 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	106-108 Hall Rd WARRANDYTE SOUTH 3134	$3,230,000	26/05/2022
2			
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: 08/06/2022 11:17

356 Old Warrandyte Road, Ringwood North Vic 3134



4 2 0

Rooms: 8
Property Type: House (Res)
Land Size: 4029.52 sqm approx

Agent Comments

Indicative Selling Price
$2,950,000 - $3,200,000
Median House Price
Year ending March 2022: $1,260,000

Comparable Properties



106-108 Hall Rd WARRANDYTE SOUTH 3134 (REI)

6 3 5

Price: $3,230,000
Method: Auction Sale
Date: 26/05/2022
Property Type: House (Res)
Land Size: 6275 sqm approx

Agent Comments

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 - Hoskins | P: 98747677, 9722 9755

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