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	56 Kubis Drive, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,300,000 & $1,350,000

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	18 Kubis Dr RINGWOOD NORTH 3134	$1,401,000	09/04/2022
2	2 Menzies Cr RINGWOOD NORTH 3134	$1,354,500	21/05/2022
3	34 Kubis Dr RINGWOOD NORTH 3134	$1,300,000	05/04/2022

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: 08/07/2022 06:48

56 Kubis Drive, Ringwood North Vic 3134



4 2 3

Property Type: House
Land Size: 882 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,350,000
Median House Price
Year ending March 2022: $1,260,000

Comparable Properties



18 Kubis Dr RINGWOOD NORTH 3134 (REI/VG)

4 3 2

Agent Comments

Price: $1,401,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 643 sqm approx



2 Menzies Cr RINGWOOD NORTH 3134 (REI)

4 2 2

Agent Comments

Price: $1,354,500
Method: Private Sale
Date: 21/05/2022
Property Type: House
Land Size: 915 sqm approx



34 Kubis Dr RINGWOOD NORTH 3134 (REI)

4 2 2

Agent Comments

Price: $1,300,000
Method: Private Sale
Date: 05/04/2022
Property Type: House (Res)
Land Size: 698 sqm approx

Account - Hoskins | P: 98747677, 9722 9755

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