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	111 Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,280,000 Property Type House Suburb Ringwood North

Period - From 01/07/2023 to 30/06/2024 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	64 Mullum Mullum Rd RINGWOOD 3134	$1,000,000	24/06/2024
2	19 Rosedale Cr RINGWOOD EAST 3135	$1,085,000	28/05/2024
3	1/127 Warrandyte Rd RINGWOOD NORTH 3134	$990,000	26/04/2024

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: 06/08/2024 15:44

111 Warrandyte Road, Ringwood North Vic 3134



3 1

Rooms: 6
Property Type: House
Land Size: 808.975 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
Year ending June 2024: $1,280,000

Comparable Properties



64 Mullum Mullum Rd RINGWOOD 3134 (REI)

3 2 1

Agent Comments

Price: $1,000,000
Method: Private Sale
Date: 24/06/2024
Property Type: House (Res)
Land Size: 697 sqm approx

19 Rosedale Cr RINGWOOD EAST 3135 (REI)

3 2 1

Agent Comments

Price: $1,085,000
Method: Private Sale
Date: 28/05/2024
Property Type: House (Res)
Land Size: 1048 sqm approx



1/127 Warrandyte Rd RINGWOOD NORTH 3134 (REI)

4 2 2

Agent Comments

Price: $990,000
Method: Private Sale
Date: 26/04/2024
Property Type: House
Land Size: 1052 sqm approx

Account - Hoskins | P: 03 9722 9755

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