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	3A Tania Place, 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 $1,195,000 Property Type House Suburb Ringwood North

Period - From 21/03/2024 to 20/03/2025 Source Property Data

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	1 Rouseglen Ct RINGWOOD NORTH 3134	$1,250,000	07/11/2024
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: 21/03/2025 09:16

3A Tania Place, Ringwood North Vic 3134



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Property Type: Land
Land Size: 2081 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
21/03/2024 - 20/03/2025: $1,195,000

Comparable Properties



1 Rouseglen Ct RINGWOOD NORTH 3134 (REI/VG)

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Price: $1,250,000
Method: Private Sale
Date: 07/11/2024
Property Type: Land (Res)
Land Size: 1501 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: 03 9722 9755

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