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	12 Wattle Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $915,000 Property Type House Suburb Ringwood

Period - From 01/10/2022 to 31/12/2022 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	8 Tweed St RINGWOOD EAST 3135	$965,500	10/12/2022
2	28 Georges Rd RINGWOOD 3134	$930,000	08/09/2022
3	9 Karima Ct RINGWOOD NORTH 3134	$925,000	01/02/2023

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: 10/02/2023 09:23

12 Wattle Avenue, Ringwood Vic 3134

Steve Burke
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3 2 2

Property Type: House
Land Size: 873 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median House Price
December quarter 2022: $915,000

Comparable Properties



8 Tweed St RINGWOOD EAST 3135 (REI)

3 1 1

Price: $965,500
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 783 sqm approx

Agent Comments



28 Georges Rd RINGWOOD 3134 (REI)

3 2 2

Price: $930,000
Method: Sold Before Auction
Date: 08/09/2022
Rooms: 5
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments



9 Karima Ct RINGWOOD NORTH 3134 (REI)

3 1 2

Price: $925,000
Method: Private Sale
Date: 01/02/2023
Property Type: House
Land Size: 789 sqm approx

Agent Comments

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