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	3/92 Oban Road, Ringwood North Vic 3134

Indicative selling price

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

Range between $975,000 & $1,050,000

Median sale price

Median price $1,170,000 Property Type House Suburb Ringwood North

Period - From 01/07/2024 to 30/09/2024 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	1/40 Oban Rd RINGWOOD 3134	$975,000	26/09/2024
2	1/116 Oban Rd RINGWOOD NORTH 3134	$990,000	22/09/2024
3	2/226a Warrandyte Rd RINGWOOD NORTH 3134	$1,050,000	18/09/2024

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: 15/10/2024 15:13

3/92 Oban Road, Ringwood North Vic 3134

Jim Dunkley
9726 8888
0438 305 680
jimdunkley@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 539 sqm approx

Agent Comments

Indicative Selling Price
$975,000 - $1,050,000
Median House Price
September quarter 2024: $1,170,000

Comparable Properties



1/40 Oban Rd RINGWOOD 3134 (REI)

3 2 2

Price: $975,000
Method: Private Sale
Date: 26/09/2024
Property Type: Townhouse (Single)
Land Size: 339 sqm approx

Agent Comments



1/116 Oban Rd RINGWOOD NORTH 3134 (REI)

3 3 2

Price: $990,000
Method: Private Sale
Date: 22/09/2024
Property Type: Townhouse (Single)
Land Size: 303 sqm approx

Agent Comments



2/226a Warrandyte Rd RINGWOOD NORTH 3134 (REI)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 18/09/2024
Property Type: Townhouse (Single)
Land Size: 287 sqm approx

Agent Comments

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