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	13 COTTINGLEA TERRACE RINGWOOD NORTH VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$840,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$827,500	Property type	Unit	Suburb	Ringwood North
Period-from	01 Jan 2022	to	31 Dec 2022	Source	Corelogic

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 6 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
3/22 UNSWORTH ROAD RINGWOOD NORTH VIC 3134	$856,000	02-Nov-22
2/15 COLLETT AVENUE RINGWOOD VIC 3134	$966,000	17-Oct-22
1/15 HOLLAND ROAD RINGWOOD EAST VIC 3135	$890,000	04-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 20 January 2023

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3/22 UNSWORTH ROAD RINGWOOD NORTH VIC 3134

3 2 2

Sold Price **$856,000** Sold Date **02-Nov-22**

Distance **0.11km**

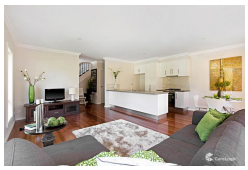


2/15 COLLETT AVENUE RINGWOOD VIC 3134

3 2 2

Sold Price **$966,000** Sold Date **17-Oct-22**

Distance **0.53km**



1/15 HOLLAND ROAD RINGWOOD EAST VIC 3135

3 2 2

Sold Price **$890,000** Sold Date **04-Sep-22**

Distance **1.73km**

RS = Recent sale **UN** = Undisclosed Sale

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