

# 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

98 Wonga Road, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,180,000

### Median sale price

Median price

\$877,000

Property Type

House

Suburb

Ringwood

Period - From

01/10/2019

to

30/09/2020

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.

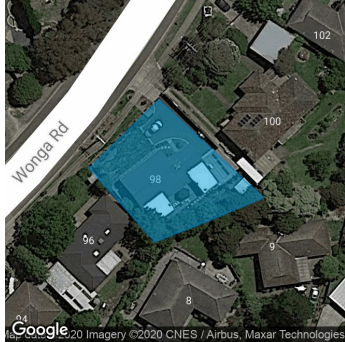
	Address of comparable property	Price	Date of sale
1	1 Federico Ct RINGWOOD 3134	\$1,200,000	27/05/2020
2	85 Wonga Rd RINGWOOD NORTH 3134	\$1,200,000	13/06/2020
3	43 Highland Av CROYDON 3136	\$1,160,000	15/10/2020

**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:

21/11/2020 13:32



 4    2    2

**Property Type:** House  
**Land Size:** 657 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,180,000  
**Median House Price**  
Year ending September 2020: \$877,000

## Comparable Properties



**1 Federico Ct RINGWOOD 3134 (REI/VG)**

**Agent Comments**

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**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 27/05/2020  
**Rooms:** 12  
**Property Type:** House  
**Land Size:** 785 sqm approx



**85 Wonga Rd RINGWOOD NORTH 3134 (REI)**

**Agent Comments**

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**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 13/06/2020  
**Rooms:** 6  
**Property Type:** House



**43 Highland Av CROYDON 3136 (REI)**

**Agent Comments**

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**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 15/10/2020  
**Property Type:** House  
**Land Size:** 823 sqm approx