

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

9 Vantage Close, Ringwood Vic 3134

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$945,000

Property Type

Townhouse

Suburb

Ringwood

Period - From

23/11/2022

to

22/11/2023

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	2 Vantage CI RINGWOOD 3134	\$790,000	28/10/2023
2	1/17 Nelson St RINGWOOD 3134	\$765,000	18/07/2023
3	4/19 Nelson St RINGWOOD 3134	\$750,000	05/06/2023

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:

23/11/2023 19:19

Jimmy Kok
03 9899 7888
0419 369 570
jimmy.kok@ihomesre.com.au

Indicative Selling Price

\$720,000

Median Townhouse Price

23/11/2022 - 22/11/2023: \$945,000



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2 Vantage CI RINGWOOD 3134 (REI)

Agent Comments

3 2 2

Price: \$790,000

Method: Private Sale

Date: 28/10/2023

Property Type: Townhouse (Single)

1/17 Nelson St RINGWOOD 3134 (VG)

Agent Comments

3 - -

Price: \$765,000

Method: Sale

Date: 18/07/2023

Property Type: Flat/Unit/Apartment (Res)



4/19 Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 1

Price: \$750,000

Method: Private Sale

Date: 05/06/2023

Property Type: Townhouse (Single)

Account - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822