

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

6/40 Oban Road, Ringwood Vic 3134

Indicative selling price

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

Single price

\$780,000

Median sale price

Median price

\$572,750

Property Type

Unit

Suburb

Ringwood

Period - From

01/04/2020

to

30/06/2020

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	3/40 Oban Rd RINGWOOD 3134	\$780,000	05/03/2020
2			
3			

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:

14/08/2020 12:11



Property Type:
Agent Comments

Indicative Selling Price
\$780,000
Median Unit Price
June quarter 2020: \$572,750

Comparable Properties

3/40 Oban Rd RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 05/03/2020
Rooms: 4
Property Type: Townhouse (Res)

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.