

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 Cantala Crescent, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,243,025 Property Type House Suburb Ringwood North

Period - From 01/04/2021 to 30/06/2021 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	12 Byron St RINGWOOD 3134	\$1,030,000	22/05/2021
2	11 Cantala Cr RINGWOOD NORTH 3134	\$1,100,000	05/07/2021
3	30 Hygeia Pde RINGWOOD NORTH 3134	\$1,141,000	06/08/2021

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: 25/08/2021 12:10



 4  3  2

Rooms: 8
Property Type: House
Land Size: 665 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2021: \$1,243,025

Comparable Properties



12 Byron St RINGWOOD 3134 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,030,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)



11 Cantala Cr RINGWOOD NORTH 3134 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 05/07/2021
Property Type: House (Res)
Land Size: 741 sqm approx



30 Hygeia Pde RINGWOOD NORTH 3134 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,141,000
Method: Sold Before Auction
Date: 06/08/2021
Property Type: House (Res)
Land Size: 886 sqm approx

Account - Philip Webb