## 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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,243,025	Pro	operty Type	Hous	se		Suburb	Ringwood North
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress 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









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)



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



11 Cantala Cr RINGWOOD NORTH 3134 (REI) Agent Comments



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



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

#### Account - Philip Webb



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