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	11 Montanus Court, Ringwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000	& \$1,350,000	&	Range between \$1,250,000
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Median sale price

Median price	\$1,019,000	Pro	perty Type	House		Suburb	Ringwood
Period - From	01/07/2024	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	11 Woodland Av CROYDON 3136	\$1,272,000	24/10/2024
2	12 Woodchurch Cl RINGWOOD 3134	\$1,280,000	22/10/2024
3	10 Eden Valley Rd WARRANWOOD 3134	\$1,290,000	14/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/12/2024 11:08





David Alvares 9722 9755 0410 496 995 teamalvares@hoskins.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price September quarter 2024: \$1,019,000





Property Type: House **Land Size:** 849 sqm approx

Agent Comments

Comparable Properties



11 Woodland Av CROYDON 3136 (REI)

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Agent Comments

Price: \$1,272,000 **Method:** Private Sale **Date:** 24/10/2024

Property Type: House (Res) **Land Size:** 864 sqm approx



12 Woodchurch CI RINGWOOD 3134 (REI)

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Agent Comments

Price: \$1,280,000 **Method:** Private Sale **Date:** 22/10/2024

Property Type: House (Res) Land Size: 968 sqm approx



10 Eden Valley Rd WARRANWOOD 3134 (REI)

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Price: \$1,290,000 Method: Private Sale Date: 14/10/2024

Property Type: House (Res) Land Size: 1229 sqm approx Agent Comments

Account - Hoskins | P: 03 9722 9755





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