

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

11 Montanus Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,019,000 Property 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	Price	Date of sale
1	11 Woodland Av CROYDON 3136	\$1,272,000	24/10/2024
2	12 Woodchurch CI 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 comparable properties 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

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

September quarter 2024: \$1,019,000



 5  2  2

Property Type: House

Land Size: 849 sqm approx

Agent Comments

Comparable Properties



11 Woodland Av CROYDON 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,272,000

Method: Private Sale

Date: 24/10/2024

Property Type: House (Res)

Land Size: 864 sqm approx



12 Woodchurch Ct RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

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)

Agent Comments

 4  2  2

Price: \$1,290,000

Method: Private Sale

Date: 14/10/2024

Property Type: House (Res)

Land Size: 1229 sqm approx

Account - Hoskins | P: 03 9722 9755