# 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

2/66 Oban Road, Ringwood Vic 3134

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$800,000		&		\$850,000				
Median sale price									
Median price	\$635,000	Pro	operty Type	Unit			Suburb	Ringwood	
Period - From	01/04/2025	to	30/06/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	2/21 Kemps St RINGWOOD EAST 3135	\$824,000	19/07/2025
2	1/430 Maroondah Hwy RINGWOOD EAST 3135	\$802,000	07/07/2025
3	3/44 Warranwood Rd WARRANWOOD 3134	\$800,000	01/05/2025

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:

24/07/2025 14:53





**Property Type:** Townhouse (Single) Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median Unit Price June quarter 2025: \$635,000

# **Comparable Properties**

2/21 Kemps St RINGWOOD EAST 3135 (REI) 3 1 2 Price: \$824,000 Method: Auction Sale Date: 19/07/2025 Property Type: Unit Land Size: 553 sqm approx	Agent Comments
1/430 Maroondah Hwy RINGWOOD EAST 3135 (REI)   3 2 2   Price: \$802,000   Method: Private Sale   Date: 07/07/2025   Property Type: Townhouse (Single)	Agent Comments
3/44 Warranwood Rd WARRANWOOD 3134 (REI/VG) 3 2 2 2 Price: \$800,000 Method: Private Sale Date: 01/05/2025 Property Type: Townhouse (Single)	Agent Comments

Account - Barry Plant | P: 03 9722 7166



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