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

95 Kubis Drive, Ringwood North Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,240,000	Property Type Hou		se		Suburb	Ringwood North		
Period - From	01/01/2025	to	31/03/2025		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.

Add	dress of comparable property	Price	Date of sale
1	46 Kubis Dr RINGWOOD NORTH 3134	\$1,290,000	14/05/2025
2	16 Rudolf Ct RINGWOOD NORTH 3134	\$1,300,000	15/04/2025
3	28 Cormistom Rd RINGWOOD NORTH 3134	\$1,290,000	01/03/2025

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:

26/06/2025 13:39







Property Type: House **Land Size:** 786 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price March quarter 2025: \$1,240,000

Comparable Properties

	46 Kubis Dr RINGWOOD NORTH 3134 (REI) 4 2 2 2 Price: \$1,290,000 Method: Private Sale Date: 14/05/2025 Property Type: House Land Size: 662 sqm approx	Agent Comments
h	16 Rudolf Ct RINGWOOD NORTH 3134 (REI) 4 3 3 3 Price: \$1,300,000 Method: Private Sale Date: 15/04/2025 Property Type: House (Res) Land Size: 880 sqm approx	Agent Comments
	28 Cormistom Rd RINGWOOD NORTH 3134 (REI/VG) 4 2 2 2 Price: \$1,290,000 Method: Auction Sale Date: 01/03/2025 Property Type: House (Res) Land Size: 790 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9722 7166



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