

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

13 Panfield Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$990,900 Property Type House Suburb Ringwood

Period - From 01/07/2022 to 30/06/2023 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	40 Goldsmith Av RINGWOOD NORTH 3134	\$950,000	14/04/2023
2	10 Panfield Av RINGWOOD 3134	\$865,000	04/03/2023
3	37 Oliver St RINGWOOD 3134	\$863,000	11/04/2023

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:

28/07/2023 15:14

13 Panfield Avenue, Ringwood Vic 3134

**Jellis
Craig**

Sam Babalis

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Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending June 2023: \$990,900



3 1 4

Property Type: House

Land Size: 748 sqm approx

Agent Comments

Comparable Properties



40 Goldsmith Av RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

3 1 3

Price: \$950,000

Method: Private Sale

Date: 14/04/2023

Property Type: House

Land Size: 741 sqm approx



10 Panfield Av RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 2

Price: \$865,000

Method: Private Sale

Date: 04/03/2023

Property Type: House

Land Size: 745 sqm approx



37 Oliver St RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 2

Price: \$863,000

Method: Sold Before Auction

Date: 11/04/2023

Property Type: House (Res)

Land Size: 715 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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