

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

14 June Square, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,120,000 Property Type House Suburb Ringwood North

Period - From 01/10/2022 to 30/09/2023 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	13 Terrigal CI RINGWOOD NORTH 3134	\$1,225,000	02/09/2023
2	8 Adolphson Av RINGWOOD NORTH 3134	\$1,210,000	23/09/2023
3	36 Loughnan Rd RINGWOOD NORTH 3134	\$1,150,000	03/07/2023

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:

06/12/2023 11:04



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Property Type:
 Divorce/Estate/Family Transfers
Land Size: 744 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 Year ending September 2023: \$1,120,000

Comparable Properties



13 Terrigal CI RINGWOOD NORTH 3134 (VG) Agent Comments

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Price: \$1,225,000
Method: Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 790 sqm approx



8 Adolphson Av RINGWOOD NORTH 3134 (REI) Agent Comments

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Price: \$1,210,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 932 sqm approx



36 Loughnan Rd RINGWOOD NORTH 3134 (REI/VG) Agent Comments

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Price: \$1,150,000
Method: Private Sale
Date: 03/07/2023
Property Type: House (Res)
Land Size: 953 sqm approx

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008