

# 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

19 Berkley Road, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,005,000 Property Type House Suburb Ringwood

Period - From 01/10/2023 to 31/12/2023 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	5 Parkgate Dr RINGWOOD 3134	\$1,090,000	09/09/2023
2	1 Ashton Cl RINGWOOD 3134	\$1,090,000	21/10/2023
3	13 Marcus Rd CROYDON 3136	\$1,065,000	23/08/2023

**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:

18/01/2024 12:23



3   2   2

**Property Type:** House (Res)

**Land Size:** 802 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

December quarter 2023: \$1,005,000

## Comparable Properties



**5 Parkgate Dr RINGWOOD 3134 (REI/VG)**

Agent Comments

3   2   3

**Price:** \$1,090,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 787 sqm approx



**1 Ashton Ct RINGWOOD 3134 (REI)**

Agent Comments

4   1   2

**Price:** \$1,090,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 672 sqm approx



**13 Marcus Rd CROYDON 3136 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,065,000

**Method:** Private Sale

**Date:** 23/08/2023

**Property Type:** House (Res)

**Land Size:** 890 sqm approx

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