## 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	2 Debbie Place, Ringwood North Vic 3134
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000
-			

### Median sale price

Median price	\$1,282,500	Pro	perty Type	House		Suburb	Ringwood North
Period - From	01/04/2023	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

Add	dress of comparable property	Price	Date of sale
1	18 Pine Cr RINGWOOD NORTH 3134	\$1,320,000	22/04/2023
2	13 Burlock Av RINGWOOD NORTH 3134	\$1,260,000	15/05/2023
3	98 Glenvale Rd RINGWOOD NORTH 3134	\$1,255,000	06/05/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/10/2023 12:00







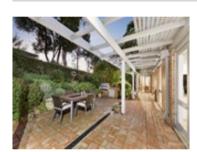




Property Type: House Land Size: 667 sqm approx Agent Comments

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** June guarter 2023: \$1,282,500

# Comparable Properties



18 Pine Cr RINGWOOD NORTH 3134 (REI/VG)



3



Price: \$1,320,000 Method: Auction Sale Date: 22/04/2023

Property Type: House (Res) Land Size: 991 sqm approx



13 Burlock Av RINGWOOD NORTH 3134

(REI/VG)





Price: \$1,260,000 Method: Private Sale Date: 15/05/2023 Property Type: House Land Size: 792 sqm approx



98 Glenvale Rd RINGWOOD NORTH 3134

(REI/VG)

**5** 





**Price:** \$1,255,000 Method: Auction Sale Date: 06/05/2023

Property Type: House (Res) Land Size: 660 sqm approx

Agent Comments

**Agent Comments** 

**Agent Comments** 

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