

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

2 Debbie Place, Ringwood North Vic 3134

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

Property 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	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 comparable properties 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

2 Debbie Place, Ringwood North Vic 3134



 4  3  2

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

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

Comparable Properties



18 Pine Cr RINGWOOD NORTH 3134 (REI/VG) **Agent Comments**

 4  3  2

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) **Agent Comments**

 4  2  2

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) **Agent Comments**

 5  3  2

Price: \$1,255,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 660 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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