## 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

21 Avalon Grove, Ringwood North Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,260,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,210,000	Pro	Property Type Hous		se		Suburb	Ringwood North
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	36 William St RINGWOOD 3134	\$1,416,000	04/11/2023
2	8 Felix Cr RINGWOOD NORTH 3134	\$1,392,000	07/10/2023
3	13 Burlock Av RINGWOOD NORTH 3134	\$1,260,000	15/05/2023

OR

**B**<sup>\*</sup> 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:

16/11/2023 14:37



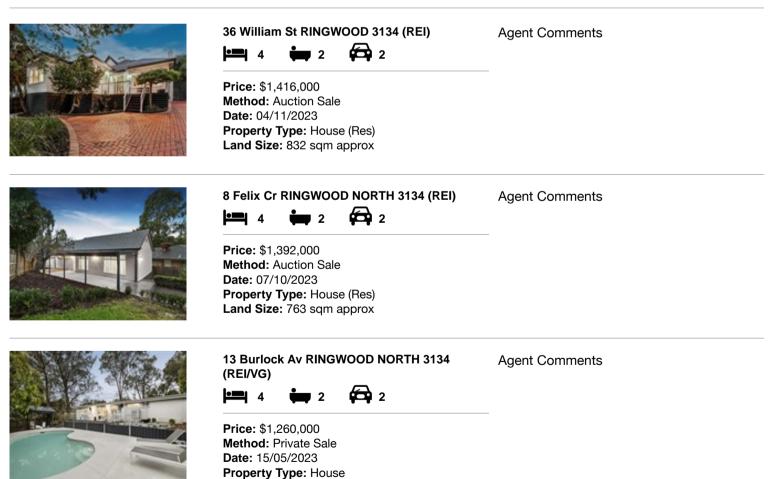






**Property Type:** House (Res) **Land Size:** 798 sqm approx Agent Comments Indicative Selling Price \$1,260,000 - \$1,350,000 Median House Price September quarter 2023: \$1,210,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9842 8888



propertydata

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Land Size: 792 sqm approx

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