

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 consumer.vic.gov.au/underquoting

Range between \$1,260,000 & \$1,350,000

Median sale price

Median price \$1,210,000 Property Type House Suburb Ringwood North

Period - From 01/07/2023 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	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* 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



 4  3  2

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



36 William St RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,416,000

Method: Auction Sale

Date: 04/11/2023

Property Type: House (Res)

Land Size: 832 sqm approx



8 Felix Cr RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,392,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 763 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

Account - Barry Plant | P: 03 9842 8888