

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

24 BYRON STREET RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Ringwood

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

4 KINTON COURT RINGWOOD VIC 3134	\$912,500	05-Apr-25
73 LOCKHART ROAD RINGWOOD NORTH VIC 3134	\$941,000	07-Mar-25
11 TAMAR STREET RINGWOOD NORTH VIC 3134	\$988,000	15-Mar-25

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 6 months.~~

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Tian Jin
P 98794422
M 0421 898 450
E tian.jin@noeljones.com.au



4 KINTON COURT RINGWOOD VIC 3134

Sold Price

^{RS} **\$912,500** Sold Date **05-Apr-25**

3 1 1

Distance **1.05km**



73 LOCKHART ROAD RINGWOOD NORTH VIC 3134

Sold Price

\$941,000 Sold Date **07-Mar-25**

3 1 2

Distance **1.22km**



11 TAMAR STREET RINGWOOD NORTH VIC 3134

Sold Price

^{RS} **\$988,000** Sold Date **15-Mar-25**

3 1 1

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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