

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 25 Burlock Avenue, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,327,500 Property Type House Suburb Ringwood North

Period - From 01/01/2024 to 31/03/2024 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	9 Kubis Dr RINGWOOD NORTH 3134	\$1,250,000	13/02/2024
2	4 Anthony Ct RINGWOOD 3134	\$1,200,000	19/02/2024
3	14 June Sq RINGWOOD NORTH 3134	\$1,190,000	06/02/2024

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: 23/04/2024 11:11

25 Burlock Avenue, Ringwood North Vic 3134



 4  2  2

Property Type: House
Land Size: 1038 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
March quarter 2024: \$1,327,500

Comparable Properties



9 Kubis Dr RINGWOOD NORTH 3134 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,250,000
Method: Private Sale
Date: 13/02/2024
Property Type: House (Res)
Land Size: 671 sqm approx



4 Anthony Ct RINGWOOD 3134 (REI/VG) **Agent Comments**

 3  1  4

Price: \$1,200,000
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 892 sqm approx



14 June Sq RINGWOOD NORTH 3134 (REI) **Agent Comments**

 5  2  2

Price: \$1,190,000
Method: Private Sale
Date: 06/02/2024
Property Type: House
Land Size: 744 sqm approx

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



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