

# 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

28 Leslie Grove, Ringwood North Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000 & \$1,080,000

### Median sale price

Median price \$1,120,000 Property Type House Suburb Ringwood North

Period - From 01/10/2022 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	8 Tania Ct RINGWOOD 3134	\$1,100,000	11/09/2023
2	8 Sunhill Av RINGWOOD 3134	\$1,060,000	13/10/2023
3	69 Melview Dr RINGWOOD NORTH 3134	\$1,000,000	26/08/2023

**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:

09/11/2023 11:26



5   4   2

**Property Type:** House (Res)

**Land Size:** 802 sqm approx

Agent Comments

**Indicative Selling Price**

\$990,000 - \$1,080,000

**Median House Price**

Year ending September 2023: \$1,120,000

## Comparable Properties



**8 Tania Ct RINGWOOD 3134 (REI)**

Agent Comments

4   3   2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 11/09/2023

**Property Type:** House

**Land Size:** 695 sqm approx



**8 Sunhill Av RINGWOOD 3134 (REI)**

Agent Comments

4   2   2

**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 13/10/2023

**Property Type:** House

**Land Size:** 819 sqm approx



**69 Melview Dr RINGWOOD NORTH 3134 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House (Res)

**Land Size:** 972 sqm approx

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