

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 30 Burlock Avenue, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,090,000 & \$1,190,000

Median sale price

Median price \$1,388,000 Property Type House Suburb Ringwood North

Period - From 01/10/2023 to 31/12/2023 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	14 June Sq RINGWOOD NORTH 3134	\$1,190,000	06/02/2024
2	12 Rudolf Ct RINGWOOD NORTH 3134	\$1,180,000	07/12/2023
3	16 Panorama Av RINGWOOD NORTH 3134	\$950,000	25/11/2023

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: 02/04/2024 12:39



 4  3  2

Property Type: House

Land Size: 1003 sqm approx

Agent Comments

Indicative Selling Price

\$1,090,000 - \$1,190,000

Median House Price

December quarter 2023: \$1,388,000

Comparable Properties



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



12 Rudolf Ct RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,180,000

Method: Private Sale

Date: 07/12/2023

Property Type: House

Land Size: 781 sqm approx



16 Panorama Av RINGWOOD NORTH 3134 (REI)

Agent Comments

 5  3  2

Price: \$950,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 879 sqm approx

Account - Barry Plant | P: 03 9842 8888