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 betwee	\$1,090,000		&		\$1,190,000				
Median sale p	rice								
Median price	\$1,388,000	Pro	operty Type	Hou	se		Suburb	Ringwood North	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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



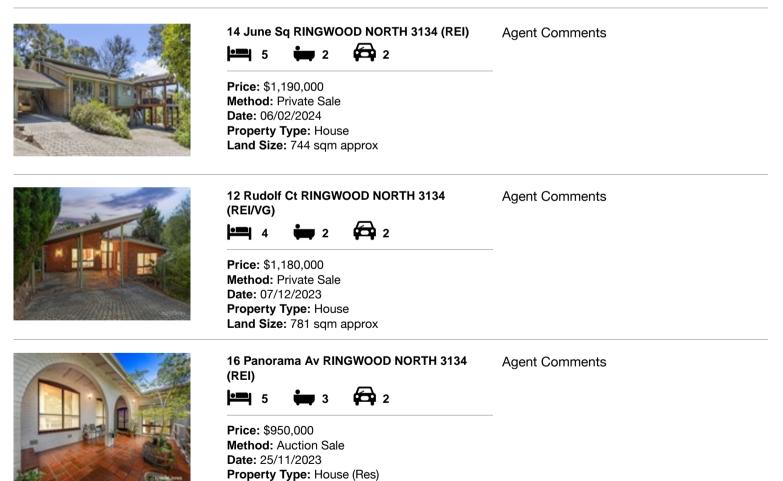






Property Type: House **Land Size:** 1003 sqm approx Agent Comments Indicative Selling Price \$1,090,000 - \$1,190,000 Median House Price December quarter 2023: \$1,388,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



propertydata

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Land Size: 879 sqm approx

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