

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 Park Hill Drive, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	1 Cantala Cr RINGWOOD NORTH 3134	\$1,250,000	06/05/2024
2	12 Rudolf Ct RINGWOOD NORTH 3134	\$1,180,000	07/12/2023
3	2 Evelyn Rd RINGWOOD NORTH 3134	\$1,100,000	18/05/2024

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: 21/05/2024 16:03



Property Type: House
Land Size: 645 sqm approx
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2024: \$1,327,500

Comparable Properties



1 Cantala Cr RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 06/05/2024
Property Type: House
Land Size: 1080 sqm approx



12 Rudolf Ct RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 07/12/2023
Property Type: House
Land Size: 781 sqm approx



2 Evelyn Rd RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House
Land Size: 602 sqm approx