

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 34 Old Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	61 Melview Dr RINGWOOD NORTH 3134	\$1,388,000	05/12/2023
2	3 Rhonda Ct RINGWOOD NORTH 3134	\$1,400,000	13/12/2023
3			

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: 04/03/2024 17:18

34 Old Warrandyte Road, Ringwood North Vic 3134

**Jellis
Craig**

Dallas Taylor

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2023: \$1,388,000



4 2 6

Property Type: Land

Land Size: 1010 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

4 2 2

Price: \$1,388,000

Method: Private Sale

Date: 05/12/2023

Property Type: House (Res)

Land Size: 871 sqm approx



**3 Rhonda Ct RINGWOOD NORTH 3134
(REI/VG)**

Agent Comments

4 2 2

Price: \$1,400,000

Method: Private Sale

Date: 13/12/2023

Property Type: House

Land Size: 908 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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