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

38 Heathmont Road, Ringwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$880,000		&		\$950,000			
Median sale pr	rice							
Median price	\$1,005,000	Pro	operty Type	Hou	se		Suburb	Ringwood
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.

Add	dress of comparable property	Price	Date of sale
1	48 Daisy St HEATHMONT 3135	\$935,000	14/02/2024
2	4 Norfolk Av RINGWOOD 3134	\$926,500	21/02/2024
3	24 Cuthbert St HEATHMONT 3135	\$870,000	24/11/2023

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:

12/03/2024 14:13





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Property Type: House Land Size: 600 sqm approx Agent Comments

Indicative Selling Price \$880,000 - \$950,000 Median House Price December quarter 2023: \$1,005,000

Comparable Properties







Price: \$870.000 Method: Private Sale Date: 24/11/2023 Property Type: House (Res) Land Size: 652 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



propertydata

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