

# 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

6 Leonard Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,080,000

&

\$1,180,000

### Median sale price

Median price \$1,095,000

Property Type House

Suburb Ringwood

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	4 Anthony Ct RINGWOOD 3134	\$1,200,000	19/02/2024
2	7 Campbell St HEATHMONT 3135	\$1,151,000	08/01/2024
3	8 Baron Ct RINGWOOD 3134	\$1,090,000	14/02/2024

**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:

17/04/2024 09:54



3   1   1

**Property Type:** House  
**Land Size:** 802 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,080,000 - \$1,180,000  
**Median House Price**  
March quarter 2024: \$1,095,000

## Comparable Properties



**4 Anthony Ct RINGWOOD 3134 (REI/VG)**

**Agent Comments**

3   1   4

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 19/02/2024  
**Property Type:** House  
**Land Size:** 892 sqm approx



**7 Campbell St HEATHMONT 3135 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,151,000  
**Method:** Private Sale  
**Date:** 08/01/2024  
**Property Type:** House (Res)  
**Land Size:** 837 sqm approx



**8 Baron Ct RINGWOOD 3134 (REI)**

**Agent Comments**

4   1   2

**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 14/02/2024  
**Property Type:** House  
**Land Size:** 692 sqm approx

**Account - Barry Plant** | P: 03 9722 7166 | F: 03 9722 7008