## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 61 Melview Drive, Ringwood North Vic 3134

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,250,000		&		\$1,350,000			
Median sale price								
Median price	\$1,210,000	Pro	Property Type H		House		Suburb	Ringwood North
Period - From	01/07/2023	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6 Stamford Ct RINGWOOD NORTH 3134	\$1,282,000	26/09/2023
2	8 Cantala Cr RINGWOOD NORTH 3134	\$1,280,000	08/09/2023
3			

OR

**B**<sup>\*</sup> 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:

14/11/2023 13:47









**Property Type:** House **Land Size:** 871 sqm approx Agent Comments Erin McDougall 9870 6211 0439 004 696 erinmcdougall@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price September quarter 2023: \$1,210,000

# **Comparable Properties**

6 Stamford Ct RINGWOOD NORTH 3134 (REI) 4 2 2 2 Price: \$1,282,000 Method: Private Sale Date: 26/09/2023 Property Type: House (Res) Land Size: 861 sqm approx	Agent Comments
8 Cantala Cr RINGWOOD NORTH 3134 (REI/VG) 5 2 2 Price: \$1,280,000 Method: Private Sale Date: 08/09/2023 Property Type: House (Res) Land Size: 604 sqm approx	Agent Comments

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 9870 6211 | F: 03 9870 6024

propertydata



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