

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

7 Avery Court, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,150,000 & \$1,220,000

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	34 Old Warrandyte Rd RINGWOOD NORTH 3134	\$1,385,000	21/03/2024
2	37 Middlebrook Dr RINGWOOD NORTH 3134	\$1,240,000	25/05/2024
3	46 Oban Rd RINGWOOD 3134	\$1,230,000	04/05/2024

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:

31/05/2024 09:50



Property Type: House (Previously Occupied - Detached)

Land Size: 697 sqm approx

[Agent Comments](#)

Comparable Properties



34 Old Warrandyte Rd RINGWOOD NORTH 3134 (REI)

[Agent Comments](#)



Price: \$1,385,000

Method: Private Sale

Date: 21/03/2024

Property Type: House (Res)

Land Size: 1010 sqm approx



37 Middlebrook Dr RINGWOOD NORTH 3134 (REI)

[Agent Comments](#)



Price: \$1,240,000

Method: Private Sale

Date: 25/05/2024

Property Type: House

Land Size: 641 sqm approx



46 Oban Rd RINGWOOD 3134 (REI)

[Agent Comments](#)



Price: \$1,230,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 649 sqm approx