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 Heather Court, Ringwood North Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,210,000	Pro	operty Type	Hou	se		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 six months 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	32 Old Warrandyte Rd RINGWOOD NORTH 3134	\$1,620,000	19/09/2023
2	1 The Summit RINGWOOD NORTH 3134	\$1,585,000	22/07/2023
3	22a Unsworth Rd RINGWOOD NORTH 3134	\$1,465,000	07/10/2023

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:

24/10/2023 15:34





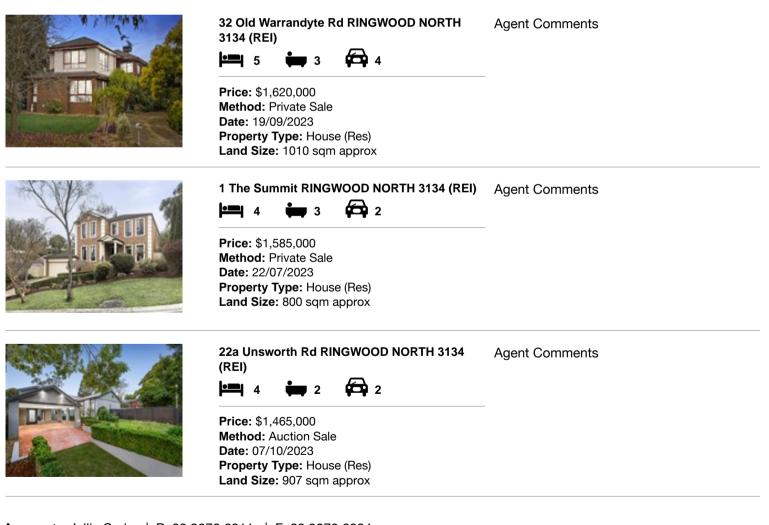




Property Type: House Land Size: 981 sqm approx Agent Comments Sophie Broadbent 9870 6211 0405 530 540 sophiebroadbent@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price September quarter 2023: \$1,210,000

Comparable Properties



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