

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 consumer.vic.gov.au/underquoting

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,210,000 Property Type House Suburb Ringwood North

Period - From 01/07/2023 to 30/09/2023 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 | 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

7 Heather Court, Ringwood North Vic 3134

**Jellis
Craig**

Sophie Broadbent

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

September quarter 2023: \$1,210,000



 5  3  3

Property Type: House

Land Size: 981 sqm approx

Agent Comments

Comparable Properties



**32 Old Warrandyte Rd RINGWOOD NORTH
3134 (REI)**

Agent Comments

 5  3  4

Price: \$1,620,000

Method: Private Sale

Date: 19/09/2023

Property Type: House (Res)

Land Size: 1010 sqm approx



1 The Summit RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  3  2

Price: \$1,585,000

Method: Private Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 800 sqm approx



**22a Unsworth Rd RINGWOOD NORTH 3134
(REI)**

Agent Comments

 4  2  2

Price: \$1,465,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 907 sqm approx

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



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