

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

71 Lockhart Road, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,388,000 Property Type House Suburb Ringwood North

Period - From 01/10/2023 to 31/12/2023 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	8 Cantala Cr RINGWOOD NORTH 3134	\$1,280,000	08/09/2023
2	3 McMahon Ct RINGWOOD NORTH 3134	\$1,275,000	31/10/2023
3	23 Hamilton Dr RINGWOOD NORTH 3134	\$1,251,000	18/10/2023

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: 16/01/2024 14:00



Property Type: House

Land Size: 790 sqm approx

Agent Comments

Comparable Properties



8 Cantala Cr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 08/09/2023

Property Type: House (Res)

Land Size: 604 sqm approx



3 McMahon Ct RINGWOOD NORTH 3134 (REI) Agent Comments



Price: \$1,275,000

Method: Private Sale

Date: 31/10/2023

Property Type: House (Res)

Land Size: 651 sqm approx



23 Hamilton Dr RINGWOOD NORTH 3134 (REI) Agent Comments



Price: \$1,251,000

Method: Sold Before Auction

Date: 18/10/2023

Property Type: House (Res)

Land Size: 649 sqm approx