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

9 Holyrood Crescent, Ringwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$1,095,000	Pro	operty Type	Hous	se		Suburb	Ringwood
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	2 Tania Ct RINGWOOD 3134	\$870,000	23/03/2024
2	8 Adele Ct RINGWOOD 3134	\$895,000	26/02/2024
3	2 Berkley Rd RINGWOOD 3134	\$800,000	21/11/2023

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:

15/05/2024 13:00



9 Holyrood Crescent, Ringwood Vic 3134



Ash Thompson 9870 6211 0401 205 320 ashthompson@jelliscraig.com.au

Jelis Craiz



Property Type: House Land Size: 667 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price March quarter 2024: \$1,095,000

Comparable Properties



2 Tania Ct RINGWOOD 3134 (REI)



Price: \$870,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 674 sqm approx Agent Comments

Agent Comments



Price: \$895,000

8 Adele Ct RINGWOOD 3134 (REI)

Method: Private Sale Date: 26/02/2024 Property Type: House Land Size: 677 sqm approx

2 Berkley Rd RINGWOOD 3134 (REI/VG)



REI/VG) Agent Comments

Price: \$800,000 Method: Private Sale Date: 21/11/2023 Property Type: House (Res) Land Size: 664 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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