

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 consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,095,000 Property Type House Suburb Ringwood

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	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



3 2 2

Property Type: House

Land Size: 667 sqm approx

Agent Comments

Comparable Properties



2 Tania Ct RINGWOOD 3134 (REI)

Agent Comments

4 2 -

Price: \$870,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 674 sqm approx



8 Adele Ct RINGWOOD 3134 (REI)

Agent Comments

3 1 2

Price: \$895,000

Method: Private Sale

Date: 26/02/2024

Property Type: House

Land Size: 677 sqm approx



2 Berkley Rd RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 1

Price: \$800,000

Method: Private Sale

Date: 21/11/2023

Property Type: House (Res)

Land Size: 664 sqm approx