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	2 Berkley Road, 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 $957,500 Property Type House Suburb Ringwood

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.~~

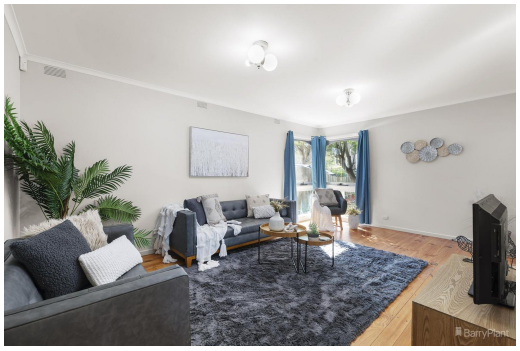
	Address of comparable property	Price	Date of sale
1	19 Jull Pde RINGWOOD NORTH 3134	$1,081,000	04/03/2023
2	49 Highland Blvd RINGWOOD 3134	$1,080,000	31/03/2023
3	1 Marcel Ct RINGWOOD NORTH 3134	$1,040,000	03/04/2023

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: 06/11/2023 14:54

2 Berkley Road, Ringwood Vic 3134



4 2 1

Property Type: House
Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
September quarter 2023: $957,500

Comparable Properties

19 Jull Pde RINGWOOD NORTH 3134 (REI/VG)

4 2 2

Agent Comments

Price: $1,081,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 650 sqm approx

49 Highland Blvd RINGWOOD 3134 (REI/VG)

4 2 2

Agent Comments

Price: $1,080,000
Method: Sold Before Auction
Date: 31/03/2023
Property Type: House (Res)
Land Size: 660 sqm approx

1 Marcel Ct RINGWOOD NORTH 3134 (REI/VG)

4 2 2

Agent Comments

Price: $1,040,000
Method: Private Sale
Date: 03/04/2023
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Barry Plant | P: 03 9842 8888