

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

17 Linden Road, Ringwood North Vic 3134

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$1,327,500

Property Type

House

Suburb

Ringwood North

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	58b Wonga Rd RINGWOOD 3134	\$1,320,000	08/03/2024
2	1a Balmoral Rd RINGWOOD NORTH 3134	\$1,260,000	21/02/2024
3	2/17 Hobart St RINGWOOD 3134	\$1,183,000	15/02/2024

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:

22/04/2024 09:40



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17 Linden Road, Ringwood North

Additional information

Council Rates: TBA
 Water Rates: TBA
 Neighbourhood Residential Zone – Schedule 3
 Significant Landscape Overlay – Schedule 3
 Brand new home on separate title
 Reverse split systems with heating and cooling
 Alarm system
 Video intercom
 High ceilings
 Double glazed windows (select windows)
 Stone benchtop & soft closing cabinetry
 Bosch 900mm gas cooktop
 Bosch wall oven
 Bosch dishwasher
 Fully equipped butler's kitchen with gas cooktop
 2 main bedrooms (one on each level) WIR & ensuite
 Ample storage
 Water tank
 Garden shed
 Rinnai instantaneous gas hot water system
 Low maintenance garden
 Auto lockup garage with internal access

Internal / external size

Land size: 443 sqm approx.
 Building area: 258 sqm approx.

Rental Estimate

\$820 - \$900 per week based on current market condition



Cameron Way
0418 352 380



Catherine Leong
0433 152 934

Close proximity to

Schools

Ringwood Heights Primary - Summit Cres, Ringwood Nth (Zoned - 860m)
 Norwood Secondary College - Byron St, Ringwood (Zoned -1.03km)
 Yarra Valley Grammar - Kalinda Rd, Ringwood (4.2km)
 Tintern Grammar - Alexandra Rd, Ringwood East (4.6km)

Shops

Eastland - Maroondah Hwy, Ringwood (900m)
 Costco - Bond St, Ringwood (1.3km)
 Ringwood Square Shopping centre, Maroondah Hwy, Ringwood (1.7km)
 Ringwood Nth Shopping Centre, Warrandyte Rd, Ringwood Nth (1.9km)

Parks

Evelyn Road Reserve - Evelyn Rd, Ringwood Nth (850m)
 Ringwood Lake Park - Maroondah Hwy, Ringwood (1.8km)
 Mullum Mullum Reserve - Mullum Mullum Rd, Ringwood (1.3 km)

Transport

Ringwood station (1.8 km)
 Bus route 271 - Ringwood via Park Orchards - Box Hill Station
 Bus route 370 - Mitcham - Ringwood
 Eastlink/M3

Chattels

All fixed floor coverings, fixed light fittings as inspected.

Settlement 10% deposit 30/60/90 days or any other such terms that have been agreed to in writing prior to the auction

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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