

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

7 Valkyrie Crescent, Ringwood Vic 3134

Indicative selling price

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

Range between \$820,000 & \$890,000

Median sale price

Median price \$1,037,500 Property Type House Suburb Ringwood

Period - From 01/01/2023 to 31/03/2023 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	29 Berkley Rd RINGWOOD 3134	\$950,000	01/04/2023
2	7 Kismet Cl RINGWOOD 3134	\$884,000	18/12/2022
3	98 Oban Rd RINGWOOD NORTH 3134	\$860,000	25/03/2023

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:

18/05/2023 16:43

7 Valkyrie Crescent, Ringwood Vic 3134

**Jellis
Craig**

Joseph Corsi

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Indicative Selling Price

\$820,000 - \$890,000

Median House Price

March quarter 2023: \$1,037,500



 3  1  2

Property Type: House

Land Size: 657 sqm approx

Agent Comments

Comparable Properties



29 Berkley Rd RINGWOOD 3134 (REI)

Agent Comments

 3  1  3

Price: \$950,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 658 sqm approx



7 Kismet CI RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  1

Price: \$884,000

Method: Auction Sale

Date: 18/12/2022

Property Type: House (Res)

Land Size: 644 sqm approx



98 Oban Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

 3  2  2

Price: \$860,000

Method: Private Sale

Date: 25/03/2023

Property Type: House

Land Size: 635 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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