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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$820,000		&		\$890,000			
Median sale p	rice							
Median price	\$1,037,500	Pro	operty Type	Hou	ISE		Suburb	Ringwood
Period - From	01/01/2023	to	31/03/2023		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	29 Berkley Rd RINGWOOD 3134	\$950,000	01/04/2023
2	7 Kismet CI 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



Joseph Corsi 9870 6211

9870 6211 0418 149 290 josephcorsi@jelliscraig.com.au Indicative Selling Price

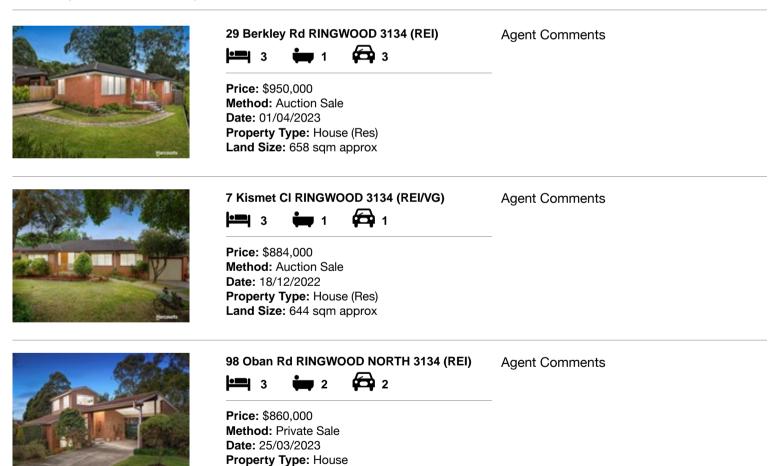
Indicative Selling Price \$820,000 - \$890,000 Median House Price March quarter 2023: \$1,037,500





Property Type: House Land Size: 657 sqm approx Agent Comments

Comparable Properties



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





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Land Size: 635 sqm approx

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