

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

4 CYPRESS PLACE, RINGWOOD NORTH, VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$1,500,000 to \$1,600,000

### Median sale price

Median price

\$1,210,000

Property type

House

Suburb

RINGWOOD NORTH

Period

01 January 2022 to 31 December 2022

Source

pricefinder

### Comparable property sales

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

29 BRYSONS RD, WARRANWOOD, VIC 3134	*\$1,585,000	23/12/2022
43 BRYSONS RD, WARRANWOOD, VIC 3134	*\$1,640,000	19/11/2022
83 WONGA RD, RINGWOOD NORTH, VIC 3134	*\$1,625,000	24/11/2022

This Statement of Information was prepared on:

01/03/2023



**woodards** 

## 4 Cypress Road Ringwood North

### Additional information

Maroondah city council rates: \$3,101.60 (approx.)  
 Owners Corporation fees: \$420 per year  
 Land Size: 604m<sup>2</sup> (approx.)  
 7 yr old Henley Home  
 2.7m high ceilings downstairs  
 2.55m high ceilings upstairs  
 Wired for surround sound  
 Butlers pantry  
 Stone benches to bathrooms and kitchen  
 Technika appliances  
 Two ovens  
 Walk in storage plus linen press  
 Large laundry with external access, hanging space and feature lighting  
 Large spa ensuite with double vanity  
 Huge 'his & hers' walk-in robe  
 Gas Ducted Heating  
 Evaporative Cooling upstairs  
 Split system downstairs  
 Merbau Decking  
 Double remote garage

### Rental Estimate

\$950 - \$1,050 per week (approx.)

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Close proximity to

#### Schools

Melba Secondary College- Zoned (2.8km)  
 Norwood Secondary College - (2.8km)  
 Yarra Valley Grammar  
 Warranwood Primary School- zoned (1.1km)  
 Kalinda Primary School - (1.4km)

#### Shops

Coles Burntbridge (2.2km)  
 Ritchies IGA Ringwood North (2.3km)  
 Eastland Shopping Centre (4.3km)  
 Croydon Central (4.9km)

#### Parks

Quambee Reserve (220 m)  
 Godbehear Reserve (550m)  
 Baringa Flora Sanctuary (1.4 km)

#### Transport

Ringwood train station (4.5km)  
 Bus 380 Ringwood - Croydon Loop  
 Bus 364 Warrandyte - Ringwood Station via Eastland SC

### Settlement

90 days or any other such terms that have been agreed to in writing by the vendor



**Rachel Waters**  
0413 465 746



**Mark Johnstone**  
0417 377 916

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.

**Blackburn 100 South Parade 9894 1000**

**woodards.com.au**