## 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 before being entered in this Statement of Information.

#### Property offered for sale

Address Including suburb and postcode

4 CYPRESS PLACE, RINGWOOD NORTH, VIC 3134

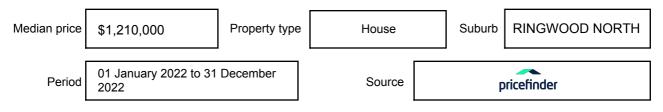
#### Indicative selling price

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

Price Range:

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

#### Median sale price



#### **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/

01/03/2023





# woodards

### 4 Cypress Road Ringwood North

Additional information	Close proximity to	
Maroondah city council rates: \$3,101.60 (approx.)	Schools	Melba Secondary College– Zoned (2.8km)
Owners Corporation fees: \$420 per year		Norwood Secondary College - (2.8km)
Land Size: 604m2 (approx.)		Yarra Valley Grammar
7 yr old Henley Home		Warranwood Primary School– zoned (1.1km)
2.7m high ceilings downstairs		Kalinda Primary School – (1.4km)
2.55m high ceilings upstairs	Shops	Coles Burntbridge (2.2km)
Wired for surround sound	511005	Ritchies IGA Ringwood North (2.3km)
Butlers pantry		Eastland Shopping Centre (4.3km)
Stone benches to bathrooms and kitchen		Croydon Central (4.9km)
Technika appliances		
Two ovens		
Walk in storage plus linen press	Parks	Quambee Reserve (220 m)
Large laundry with external access, hanging space and		Godbehear Reserve (550m)
feature lighting		Baringa Flora Sanctuary (1.4 km)
Large spa ensuite with double vanity		
Huge 'his & hers' walk-in robe	Transport	Ringwood train station (4.5km)
Gas Ducted Heating		Bus 380 Ringwood - Croydon Loop
Evaporative Cooling upstairs		Bus 364 Warrandyte - Ringwood Station via Eastland SC
Split system downstairs		
Merbau Decking	Settlement	
Double remote garage	90 days or a	ny other such terms that have been agreed to

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

#### Chattels

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

**Rachel Waters** 

0413 465 746





**Mark Johnstone** 0417 377 916

in writing by the vendor

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.