

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

20 Henry Street Ringwood VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,280,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,500

Property type

House

Suburb

Ringwood

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

3 Treetop Court Heathmont VIC 3135	\$1,408,000	01-Feb-21
10 Lister Court Ringwood VIC 3134	\$1,340,000	18-Jan-21
3A William Street Ringwood VIC 3134	\$1,351,500	18-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 12 May 2021



3 Treetop Court Heathmont VIC 3135

 4  2  2

Sold Price

\$1,408,000

Sold Date

01-Feb-21

Distance

1.09km



10 Lister Court Ringwood VIC 3134

 4  3  2

Sold Price

\$1,340,000

Sold Date

18-Jan-21

Distance

1.55km



3A William Street Ringwood VIC 3134

 4  2  3

Sold Price

^{RS} **\$1,351,500**

Sold Date

18-Mar-21

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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