

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

15 Barnsdale Way, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Ringwood North

Period - From 01/04/2021

to

31/03/2022

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	65 Summit Cr RINGWOOD NORTH 3134	\$1,145,000	28/04/2022
2	50 Melview Dr RINGWOOD NORTH 3134	\$1,100,000	04/06/2022
3	15 Debbie Pl RINGWOOD NORTH 3134	\$1,060,000	18/03/2022

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:

06/06/2022 13:37



 4  2  2

Property Type: House
Land Size: 748 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending March 2022: \$1,260,000

Comparable Properties



65 Summit Cr RINGWOOD NORTH 3134 (REI) **Agent Comments**

 3  2  3

Price: \$1,145,000
Method: Private Sale
Date: 28/04/2022
Property Type: House (Res)
Land Size: 899 sqm approx



50 Melview Dr RINGWOOD NORTH 3134 (REI) **Agent Comments**

 3  2  2

Price: \$1,100,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House
Land Size: 791 sqm approx



15 Debbie Pl RINGWOOD NORTH 3134 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,060,000
Method: Sold Before Auction
Date: 18/03/2022
Property Type: House (Res)
Land Size: 648 sqm approx