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

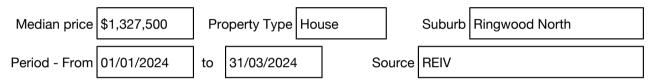
30 Burlock Avenue, Ringwood North Vic 3134

Indicative selling price

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Single price \$1,059,999

Median sale price



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	14 June Sq RINGWOOD NORTH 3134	\$1,190,000	06/02/2024
2	12 Rudolf Ct RINGWOOD NORTH 3134	\$1,180,000	07/12/2023
3	16 Panorama Av RINGWOOD NORTH 3134	\$950,000	25/11/2023

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:

29/04/2024 12:21



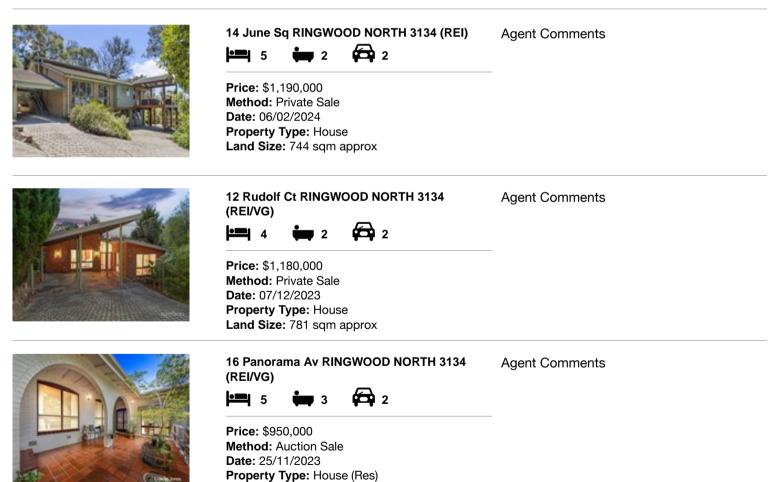






Property Type: House (Res) **Land Size:** 1003 sqm approx Agent Comments Indicative Selling Price \$1,059,999 Median House Price March quarter 2024: \$1,327,500

Comparable Properties



Account - Barry Plant | P: (03) 9431 1243



propertydata

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Land Size: 879 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.