

# 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

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

Single price

\$1,059,999

### Median sale price

Median price

\$1,327,500

Property Type

House

Suburb

Ringwood North

Period - From

01/01/2024

to

31/03/2024

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	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



 4  3  2

**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



**14 June Sq RINGWOOD NORTH 3134 (REI)**

**Agent Comments**

 5  2  2

**Price:** \$1,190,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** House  
**Land Size:** 744 sqm approx



**12 Rudolf Ct RINGWOOD NORTH 3134 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 07/12/2023  
**Property Type:** House  
**Land Size:** 781 sqm approx



**16 Panorama Av RINGWOOD NORTH 3134 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 879 sqm approx

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