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

39 Berkley Road, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$820,000		&		\$870,000				
Median sale price									
Median price	\$1,032,500	Pro	operty Type	Hou	se		Suburb	Ringwood	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	49 Old Lilydale Rd RINGWOOD EAST 3135	\$808,080	02/01/2025
2	31 Glen Cairn Av RINGWOOD 3134	\$835,000	02/11/2024
3	52 Sonia St RINGWOOD 3134	\$896,000	17/09/2024

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:

19/02/2025 15:21









Rooms: 5 Property Type: House Land Size: 650 sqm approx Agent Comments Indicative Selling Price \$820,000 - \$870,000 Median House Price December quarter 2024: \$1,032,500

Comparable Properties

49 Old Lilydale Rd RINGWOOD EAST 3135 (REI) 3 1 2 1 Price: \$808,080 Method: Private Sale Date: 02/01/2025 Property Type: House Land Size: 742 sqm approx	Agent Comments
31 Glen Cairn Av RINGWOOD 3134 (REI/VG) 3 1 1 1 1 Price: \$835,000 Method: Sold Before Auction Date: 02/11/2024 Property Type: House (Res) Land Size: 817 sqm approx	Agent Comments
52 Sonia St RINGWOOD 3134 (REI/VG) 3 1 2 1 Price: \$896,000 Method: Private Sale Date: 17/09/2024 Property Type: House (Res) Land Size: 846 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9735 3300



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