

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

47 Goldsmith Avenue, Ringwood North Vic 3134

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Ringwood North

Period - From 01/07/2022 to 30/09/2022 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	12 Bigola St RINGWOOD 3134	\$975,000	17/09/2022
2	6 Monterey Pl RINGWOOD NORTH 3134	\$960,000	04/06/2022
3	6 Lockhart Rd RINGWOOD NORTH 3134	\$910,000	06/07/2022

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:

17/11/2022 15:22



Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



12 Bigola St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$975,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 698 sqm approx



6 Monterey PI RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 658 sqm approx



6 Lockhart Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$910,000

Method: Private Sale

Date: 06/07/2022

Property Type: House

Land Size: 684 sqm approx