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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$880,000		&		\$968,000			
Median sale p	rice							
Median price	\$1,200,000	Pro	perty Type	Hou	se		Suburb	Ringwood North
Period - From	01/07/2022	to	30/09/2022		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.

Add	dress of comparable property	Price	Date of sale
1	12 Bigola St RINGWOOD 3134	\$975,000	17/09/2022
2	6 Monterey PI 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







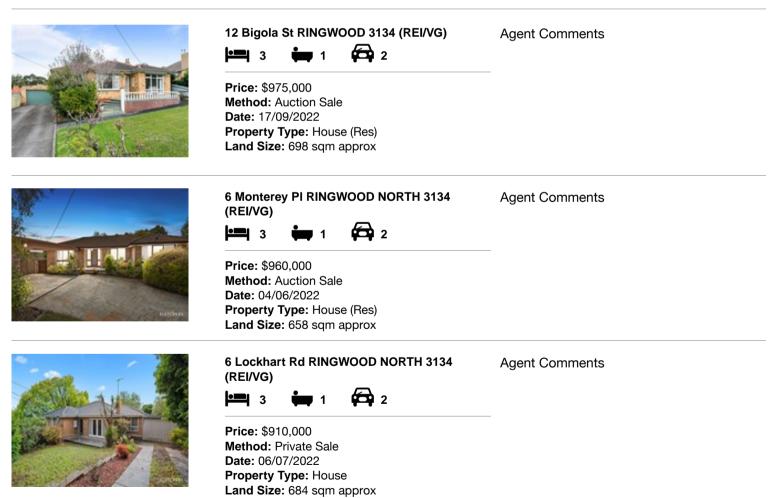


Property Type: House Land Size: 654 sqm approx Agent Comments 9874 7677 0413 336 864 peter@hoskins.com.au

Peter Moulden

Indicative Selling Price \$880,000 - \$968,000 Median House Price September quarter 2022: \$1,200,000

Comparable Properties



Account - Hoskins | P: 98747677, 9722 9755





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