

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

4 CYPRESS PLACE, RINGWOOD NORTH, VIC 3134

Indicative selling price

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

Price Range:

\$1,500,000 to \$1,600,000

Median sale price

Median price

\$1,210,000

Property type

House

Suburb

RINGWOOD NORTH

Period

01 January 2022 to 31 December 2022

Source

 pricfinder

Comparable property sales

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

29 BRYSONS RD, WARRANWOOD, VIC 3134	*\$1,585,000	23/12/2022
43 BRYSONS RD, WARRANWOOD, VIC 3134	*\$1,640,000	19/11/2022
83 WONGA RD, RINGWOOD NORTH, VIC 3134	*\$1,625,000	24/11/2022

This Statement of Information was prepared on:

01/03/2023



4 Cypress Road Ringwood North

Additional information

Whitehorse city council rates: TBA
 Land Size: 604m2 (approx.)
 7 yr old Henley Home
 2.7m high ceilings downstairs
 2.55m high ceilings upstairs
 Wired for surround sound
 Butlers pantry
 Stone benches to bathrooms and kitchen
 Technika appliances
 Two ovens
 Walk in storage plus linen press
 Large laundry with external access, hanging space and feature lighting
 Large spa ensuite with double vanity
 Huge 'his & hers' walk-in robe
 Gas Ducted Heating
 Evaporative Cooling upstairs
 Split system downstairs
 Merbau Decking
 Double remote garage

Rental Estimate

\$950 - \$1,050 per week (approx.)

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Close proximity to

Schools

Melba Secondary College- Zoned (2.8km)
 Norwood Secondary College - (2.8km)
 Yarra Valley Grammar
 Warranwood Primary School- zoned (1.1km)
 Kalinda Primary School - (1.4km)

Shops

Coles Burntbridge (2.2km)
 Ritchies IGA Ringwood North (2.3km)
 Eastland Shopping Centre (4.3km)
 Croydon Central (4.9km)

Parks

Quambee Reserve (220 m)
 Godbehear Reserve (550m)
 Baringa Flora Sanctuary (1.4 km)

Transport

Ringwood train station (4.5km)
 Bus 380 Ringwood - Croydon Loop
 Bus 364 Warrandyte - Ringwood Station via Eastland SC

Settlement

90 days or any other such terms that have been agreed to in writing by the vendor



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