

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 25 Parkview Court, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,450,000 & \$1,580,000

Median sale price

Median price \$1,174,000 Property Type House Suburb Ringwood North

Period - From 01/04/2022 to 31/03/2023 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	50 Narr Maen Dr CROYDON HILLS 3136	\$1,523,000	31/05/2023
2	11 Cypress Pl RINGWOOD NORTH 3134	\$1,470,000	30/01/2023
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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: 07/07/2023 12:07



Property Type: House (Previously Occupied - Detached)
Land Size: 953 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,580,000
Median House Price
Year ending March 2023: \$1,174,000

Comparable Properties



50 Narr Maen Dr CROYDON HILLS 3136 (REI) Agent Comments



Price: \$1,523,000
Method: Private Sale
Date: 31/05/2023
Property Type: House (Res)
Land Size: 980 sqm approx



11 Cypress PI RINGWOOD NORTH 3134 (REI/VG) Agent Comments



Price: \$1,470,000
Method: Private Sale
Date: 30/01/2023
Property Type: House
Land Size: 602 sqm approx

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.