Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	25 Parkview Court, Ringwood North Vic 3134
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,580,000
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Median sale price

Median price	\$1,174,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	50 Narr Maen Dr CROYDON HILLS 3136	\$1,523,000	31/05/2023
2	11 Cypress PI RINGWOOD NORTH 3134	\$1,470,000	30/01/2023
3			

OR

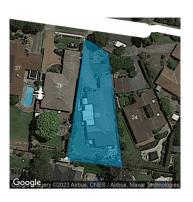
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/07/2023 12:07



Date of sale







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)

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)

Price: \$1,470,000 Land Size: 602 sqm approx

Agent Comments

Agent Comments



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.

Account - Hoskins | P: 98747677, 9722 9755



