

# 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

5 Rouseglen Court, Ringwood North Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,145,000

### Median sale price

Median price \$1,236,000

Property Type House

Suburb Ringwood North

Period - From 01/04/2022

to 30/06/2022

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	372 Old Warrandyte Rd RINGWOOD NORTH 3134	\$2,190,000	24/03/2022
2	51 Aurum Cr RINGWOOD NORTH 3134	\$1,966,000	16/04/2022
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:

15/08/2022 11:43

5 Rouseglen Court, Ringwood North Vic 3134



Peter Moulden

9874 7677

0413 336 864

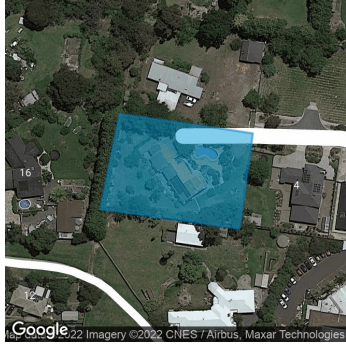
peter@hoskins.com.au

**Indicative Selling Price**

\$1,950,000 - \$2,145,000

**Median House Price**

June quarter 2022: \$1,236,000



**Property Type:**

Agent Comments

## Comparable Properties



**372 Old Warrandyte Rd RINGWOOD NORTH  
3134 (REI/VG)**

Agent Comments



**Price:** \$2,190,000

**Method:** Auction Sale

**Date:** 24/03/2022

**Property Type:** House (Res)

**Land Size:** 4421 sqm approx



**51 Aurum Cr RINGWOOD NORTH 3134  
(REI/VG)**

Agent Comments



**Price:** \$1,966,000

**Method:** Private Sale

**Date:** 16/04/2022

**Property Type:** House (Res)

**Land Size:** 1906 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.

**Account - Hoskins** | P: 98747677, 9722 9755



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