

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

3 Hygeia Parade, Ringwood Vic 3134

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$987,500

Property Type House

Suburb Ringwood

Period - From 01/07/2022

to

30/09/2022

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	68 Goldsmith Av RINGWOOD NORTH 3134	\$975,000	01/08/2022
2	61 Felix Cr RINGWOOD NORTH 3134	\$965,000	14/11/2022
3	54 Evelyn Rd RINGWOOD NORTH 3134	\$925,000	21/09/2022

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:

12/01/2023 14:56



Property Type:

Agent Comments

Comparable Properties



68 Goldsmith Av RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$975,000

Method: Private Sale

Date: 01/08/2022

Property Type: House

Land Size: 794 sqm approx



61 Felix Cr RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$965,000

Method: Private Sale

Date: 14/11/2022

Property Type: House

Land Size: 835 sqm approx



54 Evelyn Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$925,000

Method: Auction Sale

Date: 21/09/2022

Property Type: House (Res)

Land Size: 755 sqm approx