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	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	ice							
Median price	\$987,500	Pro	operty Type	Hou	se		Suburb	Ringwood
Period - From	01/07/2022	to	30/09/2022		So	urce	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.

Ado	dress 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

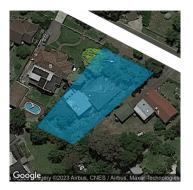
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

12/01/2023 14:56







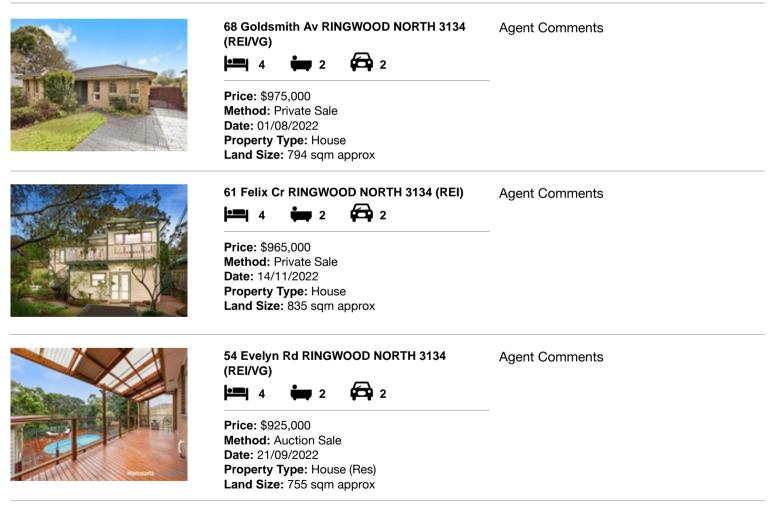


Property Type: Agent Comments 9874 7677 0413 336 864 peter@hoskins.com.au

Peter Moulden

Indicative Selling Price \$900,000 - \$990,000 Median House Price September quarter 2022: \$987,500

Comparable Properties



Account - Hoskins | P: 98747677, 9722 9755





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