

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

11 Tamar Street, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$1,388,000

Property Type House

Suburb Ringwood North

Period - From 01/10/2023

to

31/12/2023

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	9 Hearthside Ct RINGWOOD 3134	\$1,090,000	07/11/2023
2	8 Sunhill Av RINGWOOD 3134	\$1,060,000	13/10/2023
3	12 Kennedy Av RINGWOOD 3134	\$1,046,000	22/12/2023

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:

27/02/2024 10:36

11 Tamar Street, Ringwood North Vic 3134

Harcourts

Nima Goharpey

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Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

December quarter 2023: \$1,388,000



3 1 2

Property Type: House (Res)

Land Size: 813 sqm approx

Agent Comments

Comparable Properties



9 Hearthside Ct RINGWOOD 3134 (VG)

Agent Comments

3 - -

Price: \$1,090,000

Method: Sale

Date: 07/11/2023

Property Type: House (Res)

Land Size: 600 sqm approx



8 Sunhill Av RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,060,000

Method: Private Sale

Date: 13/10/2023

Property Type: House

Land Size: 819 sqm approx



12 Kennedy Av RINGWOOD 3134 (REI)

Agent Comments

4 2 2

Price: \$1,046,000

Method: Private Sale

Date: 22/12/2023

Property Type: House (Res)

Land Size: 720 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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