

# 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

14 Pine Crescent, 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 \$2,455,000 & \$2,700,000

### Median sale price

Median price \$1,170,000 Property Type House Suburb Ringwood North

Period - From 01/07/2024 to 30/09/2024 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	6 Pauls Ct RINGWOOD NORTH 3134	\$2,185,000	03/07/2024
2			
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: 19/12/2024 12:27



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**Property Type:** House  
**Land Size:** 959 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,455,000 - \$2,700,000  
**Median House Price**  
September quarter 2024: \$1,170,000

## Comparable Properties



**6 Pauls Ct RINGWOOD NORTH 3134 (REI/VG)**

**Agent Comments**

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**Price:** \$2,185,000  
**Method:** Private Sale  
**Date:** 03/07/2024  
**Property Type:** House (Res)  
**Land Size:** 737 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 - Barry Plant | P: 03 9842 8888**