

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

6 Suzanne Court, Ringwood North Vic 3134

Indicative selling price

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

Single price

\$990,000

Median sale price

Median price

\$1,104,018

Property Type

House

Suburb

Ringwood North

Period - From

01/01/2021

to

31/03/2021

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 Unsworth Rd RINGWOOD NORTH 3134	\$1,020,000	01/05/2021
2	29 Kendall St RINGWOOD 3134	\$1,025,000	27/02/2021
3	26 Lockhart Rd RINGWOOD NORTH 3134	\$958,000	30/01/2021

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:

29/05/2021 17:34



 3  2  1

Rooms: 5
Property Type: House (Res)
Land Size: 556 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$990,000
Median House Price
March quarter 2021: \$1,104,018

Comparable Properties



9 Unsworth Rd RINGWOOD NORTH 3134 (REI) [Agent Comments](#)

 3  1  2

Price: \$1,020,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 486 sqm approx



29 Kendall St RINGWOOD 3134 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,025,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 544 sqm approx



26 Lockhart Rd RINGWOOD NORTH 3134 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$958,000
Method: Auction Sale
Date: 30/01/2021
Property Type: House (Res)
Land Size: 691 sqm approx