

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

4 Heather Court, Ringwood North Vic 3134
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Indicative selling price

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

Range between

\$1,700,000

 &

\$1,800,000

Median sale price

Median price

\$1,005,000

 Property Type

House

 Suburb

Ringwood North

Period - From

20/03/2020

 to

19/03/2021

 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	6b Bellavista PI RINGWOOD NORTH 3134	\$1,620,000	25/02/2021
2	58 Kubis Dr RINGWOOD NORTH 3134	\$1,565,000	03/03/2021
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:

20/03/2021 15:32



 4  3  2

Property Type: House (Res)
Land Size: 1123 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
20/03/2020 - 19/03/2021: \$1,005,000

Comparable Properties



6b Bellavista PI RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  3  2

Price: \$1,620,000
Method: Private Sale
Date: 25/02/2021
Property Type: House
Land Size: 807 sqm approx



58 Kubis Dr RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,565,000
Method: Private Sale
Date: 03/03/2021
Property Type: House
Land Size: 889 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.