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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,700,000		&		\$1,800,000			
Median sale price								
Median price	\$1,005,000	Pro	Property Type Hou		use		Suburb	Ringwood North
Period - From	20/03/2020	to	19/03/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









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) 4 4 3 2 Price: \$1,620,000 Method: Private Sale Date: 25/02/2021 Property Type: House Land Size: 807 sqm approx	Agent Comments
58 Kubis Dr RINGWOOD NORTH 3134 (REI) 4 2 2 2 Price: \$1,565,000 Method: Private Sale Date: 03/03/2021 Property Type: House Land Size: 889 sqm approx	Agent Comments

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.