

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

8 TERRIGAL CLOSE RINGWOOD NORTH VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Ringwood North

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

4 LEFLAN CLOSE RINGWOOD NORTH VIC 3134	\$950,000	08-Aug-24
166 OBAN ROAD RINGWOOD NORTH VIC 3134	\$1,185,000	15-Jun-24
24 ADOLPHSON AVENUE RINGWOOD NORTH VIC 3134	\$1,435,000	24-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 06 September 2024



**4 LEFLAN CLOSE RINGWOOD
NORTH VIC 3134**

 4  2  2

Sold Price

^{RS} **\$950,000**

Sold Date **08-Aug-24**

Distance **0.47km**



**166 OBAN ROAD RINGWOOD
NORTH VIC 3134**

 4  2  2

Sold Price

^{RS} **\$1,185,000**

Sold Date **15-Jun-24**

Distance **0.53km**



**24 ADOLPHSON AVENUE
RINGWOOD NORTH VIC 3134**

 4  2  2

Sold Price

^{RS} **\$1,435,000**

Sold Date **24-Aug-24**

Distance **0.75km**



**85 LITTLE JOHN ROAD
WARRANWOOD VIC 3134**

 4  2  2

Sold Price

\$1,256,000

Sold Date **06-Feb-24**

Distance **2.65km**

RS = Recent sale

UN = Undisclosed Sale

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