

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

1 Panorama Avenue, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,115,000

Property Type House

Suburb Ringwood North

Period - From 01/10/2022

to

31/12/2022

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	61 Felix Cr RINGWOOD NORTH 3134	\$965,000	14/11/2022
2	17 Tamar St RINGWOOD NORTH 3134	\$900,000	05/10/2022
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:

11/03/2023 16:16



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2022: \$1,115,000

Comparable Properties



61 Felix Cr RINGWOOD NORTH 3134 (REI/VG) Agent Comments



Price: \$965,000
Method: Private Sale
Date: 14/11/2022
Property Type: House
Land Size: 835 sqm approx



17 Tamar St RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 05/10/2022
Property Type: House (Res)
Land Size: 812 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.