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	47 Berkley Road, Ringwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$870,000	&	\$950,000

Median sale price

Median price	\$850,000	Pro	perty Type	House		Suburb	Ringwood
Period - From	01/10/2019	to	31/12/2019		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

Add	dress of comparable property	Price	Date of sale
1	6 Melview Dr RINGWOOD NORTH 3134	\$1,012,500	12/09/2019
2	29 Heape Way RINGWOOD NORTH 3134	\$925,000	07/01/2020
3	7 Winnette Ct RINGWOOD 3134	\$870,000	20/01/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/02/2020 14:52













Property Type: House (Previously Occupied - Detached) Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price \$870,000 - \$950,000 **Median House Price** December quarter 2019: \$850,000

Comparable Properties



6 Melview Dr RINGWOOD NORTH 3134

(REI/VG)

Price: \$1,012,500 Method: Private Sale





Date: 12/09/2019 Rooms: 6

Property Type: House (Res) Land Size: 726 sqm approx

Agent Comments



29 Heape Way RINGWOOD NORTH 3134 (REI) Agent Comments



Method: Private Sale Date: 07/01/2020 Rooms: 6

Price: \$925.000

Property Type: House (Res) Land Size: 653 sqm approx

7 Winnette Ct RINGWOOD 3134 (REI)





Agent Comments

Price: \$870,000

Method: Sold Before Auction

Date: 20/01/2020 Rooms: 6

Property Type: House (Res) Land Size: 670 sqm approx

Account - Philip Webb





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.