Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

22 Leslie Grove, Ringwood North Vic 3134

Indicative selling price

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

Range between \$860,000 &	\$890,000
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Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Ringwood North
Period - From	01/07/2022	to	30/09/2022		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

1	7 Cameron Rd RINGWOOD NORTH 3134	\$935,500	03/11/2022
2	30 Panorama Av RINGWOOD NORTH 3134	\$910,000	17/08/2022
3	4 Hugh St RINGWOOD 3134	\$850,000	11/10/2022

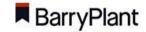
OR

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:	11/11/2022 11:21



Date of sale







Property Type: House **Land Size:** 728 sqm approx

Agent Comments

Indicative Selling Price \$860,000 - \$890,000 Median House Price September quarter 2022: \$1,200,000

Comparable Properties



7 Cameron Rd RINGWOOD NORTH 3134 (REI) Agent Comments

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Price: \$935,500 Method: Private Sale Date: 03/11/2022 Property Type: House Land Size: 640 sqm approx



30 Panorama Av RINGWOOD NORTH 3134

(REI/VG)

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Price: \$910,000 Method: Private Sale Date: 17/08/2022 Property Type: House Land Size: 815 sqm approx **Agent Comments**



4 Hugh St RINGWOOD 3134 (REI)

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Price: \$850,000 Method: Private Sale Date: 11/10/2022 Property Type: House Land Size: 680 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888



