

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

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

Median sale price

Median price \$1,200,000 Property 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	Price	Date of sale
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



 4  2  2

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**

 3  2  1

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) **Agent Comments**

 4  1  2

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



4 Hugh St RINGWOOD 3134 (REI) **Agent Comments**

 3  2  2

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

Account - Barry Plant | P: 03 9842 8888