

# 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

5 Powrie Court, Ringwood North Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,170,000

&

\$1,270,000

### Median sale price

Median price \$1,365,000

Property Type House

Suburb Ringwood North

Period - From 01/01/2022

to

31/03/2022

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	25 Avalon Gr RINGWOOD NORTH 3134	\$1,310,000	15/12/2021
2	13 Sunhill Av RINGWOOD 3134	\$1,255,000	21/02/2022
3	19 Middlebrook Dr RINGWOOD NORTH 3134	\$1,170,000	06/05/2022

**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:

02/06/2022 11:30

5 Powrie Court, Ringwood North Vic 3134



Peter Moulden

9874 7677

0413 336 864

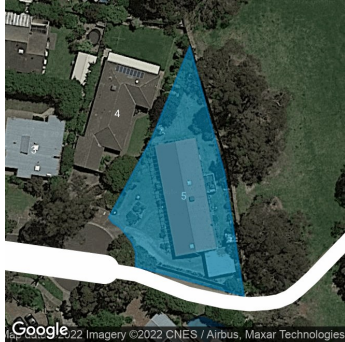
peter@hoskins.com.au

**Indicative Selling Price**

\$1,170,000 - \$1,270,000

**Median House Price**

March quarter 2022: \$1,365,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 880 sqm approx

Agent Comments

## Comparable Properties



**25 Avalon Gr RINGWOOD NORTH 3134 (REI/VG)**

Agent Comments



**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 15/12/2021

**Property Type:** House

**Land Size:** 862 sqm approx



**13 Sunhill Av RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$1,255,000

**Method:** Sold Before Auction

**Date:** 21/02/2022

**Property Type:** House (Res)

**Land Size:** 825 sqm approx



**19 Middlebrook Dr RINGWOOD NORTH 3134 (REI)**

Agent Comments



**Price:** \$1,170,000

**Method:** Private Sale

**Date:** 06/05/2022

**Property Type:** House

**Land Size:** 652 sqm approx

**Account - Hoskins** | P: 98747677, 9722 9755



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