

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

15 Linden Road, Ringwood North, VIC 3134

Indicative selling price

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

Single price

or range between

\$1,150,000

&

\$1,265,000

Median sale price

Median price

\$ 1,315,000

Property type

House

Suburb

Ringwood North

Period - From

04/06/2023

to

03/06/2024

Source

pdol

Comparable property sales

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.

| Address of comparable property | | Price | Date of sale |
|--------------------------------|------------------------------------|---------------|--------------|
| 1 | 17 Linden Rd, Ringwood North Vic | \$Undisclosed | 03/05/2024 |
| 2 | 1a Balmoral Rd, Ringwood North Vic | \$1,260,000 | 21/02/2024 |
| 3 | 2/17 Hobart St, Ringwood VIC | \$1,183,000 | 15/02/2024 |

This Statement of Information was prepared on:

04/06/2024