



woodards 

11 Baron Court, Ringwood

Additional information

Council Rates: \$1.665pa inc FSPL (refer to Section 32)
 General Residential Zone - Schedule 1
 Significant Landscape Overlay - Schedule 4
 Built late 1960's; extension 1985
 Spacious lounge and dining room (air conditioner)
 Living room with open fireplace
 Sunroom of meals
 Master bedroom downstairs - robed
 Four additional bedrooms – 3 upstairs (robed)
 Bathroom with shower over spa bath
 Upstairs bathroom with shower and basin
 Hardwood floors (under carpet) on original ground floor
 Roller shutters on east and south facing walls
 Gas ducted heating
 Gas hot water
 Air conditioners – lounge and upstairs landing
 NBN connection
 Roof refurbished 2 years ago
 Oversized single garage

External Size

Land size: 669sqm (approx.)

Rental Estimate

\$600 per week based on current market conditions

Close proximity to ...

Schools

Kalinda Primary School, Kalinda Rd (zoned) – 1.1km
 Mullum Primary School, Panfield Ave – 1.4km
 Norwood Secondary College, Byron St – 1.6km
 Yarra Valley Grammar, Kalinda Rd – 1.6km

Shops

North Ringwood Shopping Centre, Oban Rd – 1.5km
 Burnt Bridge Shopping Centre, Maroondah Hwy – 900m
 Eastland Shopping Centre, Maroondah Hwy – 2.9km

Parks

Towerhill Reserve (off lead dog park), Towerhill Dve – 450m
 McAlpine Reserve, Wonga Rd – 800m
 North Ringwood Reserve, Wonga Rd – 1.2km
 Quambee Reserve, Wonga Rd 1.7km

Transport

Ringwood Station, Maroondah Hwy – 3.4km
 380 Bus route – Ringwood - Croydon

Settlement

30/60/90 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Method

Private Sale

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected



Cameron Way
0418 352 380



Jackie Mooney
0401 137 901

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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

11 Baron Court, Ringwood Vic 3134

Indicative selling price

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

Single price

\$1,125,000

Median sale price

Median price

\$1,053,000

Property Type

House

Suburb

Ringwood

Period - From

01/07/2021

to

30/09/2021

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 Carol Ct RINGWOOD NORTH 3134	\$1,200,000	22/07/2021
2	39 Jull Pde RINGWOOD NORTH 3134	\$1,140,000	15/06/2021
3	12 Ripley Ct RINGWOOD 3134	\$1,060,000	28/09/2021

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:

13/11/2021 13:04



 5  2  1

Property Type: House

Land Size: 669 sqm approx sqm approx

Agent Comments

Comparable Properties



7 Carol Ct RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,200,000

Method: Sold Before Auction

Date: 22/07/2021

Rooms: 6

Property Type: House (Res)

Land Size: 762 sqm approx



39 Jull Pde RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,140,000

Method: Private Sale

Date: 15/06/2021

Property Type: House (Res)

Land Size: 722 sqm approx



12 Ripley Ct RINGWOOD 3134 (REI)

Agent Comments

 4  2  1

Price: \$1,060,000

Method: Auction Sale

Date: 28/09/2021

Property Type: House (Res)

Land Size: 652 sqm approx

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or enquires@oaic.gov.au.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.