

# 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

23 Fernwood Avenue, Ringwood 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,005,000 Property Type House Suburb Ringwood

Period - From 01/10/2023 to 31/12/2023 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	5 Reumah Ct HEATHMONT 3135	\$1,150,000	11/08/2023
2	5 Headline Ct HEATHMONT 3135	\$1,140,000	10/10/2023
3	18 Byways Dr RINGWOOD EAST 3135	\$1,120,000	29/07/2023

**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:

19/01/2024 11:52

23 Fernwood Avenue, Ringwood Vic 3134



 4  2  2

**Property Type:** House  
**Land Size:** 571 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
December quarter 2023: \$1,005,000

## Comparable Properties



**5 Reumah Ct HEATHMONT 3135 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 11/08/2023  
**Property Type:** House  
**Land Size:** 537 sqm approx



**5 Headline Ct HEATHMONT 3135 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 10/10/2023  
**Property Type:** House (Res)  
**Land Size:** 783 sqm approx



**18 Byways Dr RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** House (Res)  
**Land Size:** 793 sqm approx

**Account - Vogl & Walpole Estate Agents | P: 03 8580 6200**



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