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

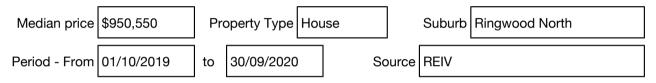
6 Jenkins Close, Ringwood North Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	nis price see consumer.vic.gov.au/underquoting	
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Single price \$970,000

Median sale price



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	38 Jull Pde RINGWOOD NORTH 3134	\$978,000	23/06/2020
2	42 Jull Pde RINGWOOD NORTH 3134	\$975,000	11/09/2020
3	6 Burlock Av RINGWOOD NORTH 3134	\$940,000	23/07/2020

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:

09/12/2020 15:54









Property Type: House (Previously Occupied - Detached) Land Size: 786 sqm approx Agent Comments Indicative Selling Price \$970,000 Median House Price Year ending September 2020: \$950,550

Comparable Properties



38 Jull Pde RINGWOOD NORTH 3134 (REI/VG) Agent Comments



Price: \$978,000 Method: Private Sale Date: 23/06/2020 Rooms: 5 Property Type: House (Res) Land Size: 812 sqm approx



42 Juli Pde RINGWOOD NORTH 3134 (REI/VG) Agent Comments



Price: \$975,000 Method: Private Sale Date: 11/09/2020 Property Type: House (Res) Land Size: 704 sqm approx



6 Burlock Av RINGWOOD NORTH 3134 (REI/VG)



Price: \$940,000 Method: Private Sale Date: 23/07/2020 Rooms: 7 Property Type: House Land Size: 1064 sqm approx Agent Comments

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.