

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

Single price

\$970,000

Median sale price

Median price

\$950,550

Property Type

House

Suburb

Ringwood North

Period - From

01/10/2019

to

30/09/2020

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	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 Jull 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)

Agent Comments



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