

## 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

13 HILLCREST 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Ringwood

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### 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 6 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

2/33 BOURKE STREET RINGWOOD VIC 3134	\$655,500	30-Sep-21
2/81 LOUGHNAN ROAD RINGWOOD VIC 3134	\$755,000	27-Oct-21
2/107 NEW STREET RINGWOOD VIC 3134	\$680,000	28-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 08 March 2022



**2/33 BOURKE STREET RINGWOOD VIC 3134** Sold Price **\$655,500** Sold Date **30-Sep-21**

2 1 1

Distance **0.8km**



**2/81 LOUGHNAN ROAD RINGWOOD VIC 3134** Sold Price **\$755,000** Sold Date **27-Oct-21**

2 1 2

Distance **0.94km**



**2/107 NEW STREET RINGWOOD VIC 3134** Sold Price **\$680,000** Sold Date **28-Oct-21**

2 1 1

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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