

# 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 370 Old Warrandyte Road, Ringwood North 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 \$1,850,000 & \$1,950,000

### Median sale price

Median price \$899,000 Property Type House Suburb Ringwood North

Period - From 09/06/2019 to 08/06/2020 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	50 Elgin Cr PARK ORCHARDS 3114	\$1,930,000	22/03/2020
2	50-52 Elgin Cr PARK ORCHARDS 3114	\$1,930,000	22/03/2020
3			

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: 09/06/2020 14:29

370 Old Warrandyte Road, Ringwood North Vic 3134



 5  2  2

**Property Type:** HOUSE  
**Land Size:** 7118 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$1,950,000  
**Median House Price**  
09/06/2019 - 08/06/2020: \$899,000

## Comparable Properties

50 Elgin Cr PARK ORCHARDS 3114 (VG) **Agent Comments**

 4  -  -

**Price:** \$1,930,000  
**Method:** Sale  
**Date:** 22/03/2020  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 6462 sqm approx



50-52 Elgin Cr PARK ORCHARDS 3114 (REI) **Agent Comments**

 4  2  8

**Price:** \$1,930,000  
**Method:** Private Sale  
**Date:** 22/03/2020  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 5826 sqm approx

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.

**Account** - Noel Jones | P: 03 98487888 | F: 03 98487472



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.