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	31 Lockhart Road Ringwood North VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$960,000	&	$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$956,500	Property type	House	Suburb	Ringwood North
Period-from	01 May 2020	to	30 Apr 2021	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
42 Evelyn Road Ringwood North VIC 3134	$999,999	10-Feb-21
24 Glen Cairn Avenue Ringwood VIC 3134	$990,000	22-Mar-21
1 Stamford Court Ringwood North VIC 3134	$970,000	02-Feb-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.~~

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42 Evelyn Road Ringwood North VIC 3134

3 1 1

Sold Price RS $999,999 Sold Date 10-Feb-21

Distance 0.53km



24 Glen Cairn Avenue Ringwood VIC 3134

3 1 -

Sold Price RS $990,000 Sold Date 22-Mar-21

Distance 1.24km



1 Stamford Court Ringwood North VIC 3134

3 1 2

Sold Price RS $970,000 Sold Date 02-Feb-21

Distance 1.81km

RS = Recent sale **UN** = Undisclosed Sale

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