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	3 Parkwood Rise 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	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	House	Suburb	Ringwood North
Period-from	01 Nov 2020	to	31 Oct 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
9 McMahon Court Ringwood North VIC 3134	$1,360,000	07-Aug-21
7 Carol Court Ringwood North VIC 3134	$1,200,000	22-Jul-21
6 Delamere Mews Ringwood North VIC 3134	$1,300,000	16-Jun-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: 03 November 2021

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9 McMahon Court Ringwood North VIC 3134

4 2 2

Sold Price **$1,360,000** Sold Date **07-Aug-21**

Distance **0.91km**



7 Carol Court Ringwood North VIC 3134

4 2 2

Sold Price **$1,200,000** Sold Date **22-Jul-21**

Distance **0.99km**



6 Delamere Mews Ringwood North VIC 3134

3 2 2

Sold Price **$1,300,000** Sold Date **16-Jun-21**

Distance **1.35km**

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

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