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	7 JENKINS CLOSE 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	$1,100,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,200,000	Property type	House	Suburb	Ringwood North
Period-from	01 Aug 2021	to	31 Jul 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
38 KUBIS DRIVE RINGWOOD NORTH VIC 3134	$1,150,000	28-May-22
15 BARNSDALE WAY RINGWOOD NORTH VIC 3134	$1,190,000	25-Jun-22
50 MELVIEW DRIVE RINGWOOD NORTH VIC 3134	$1,100,000	04-Jun-22

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: 15 August 2022

CONSUMER AFFAIRS VICTORIA

Sharon Weill
P 98769001
M 413531274
E sweill@hockingstuart.com



38 KUBIS DRIVE RINGWOOD NORTH VIC 3134

4 2 2

Sold Price RS $1,150,000 Sold Date 28-May-22

Distance 0.27km



15 BARNSDALE WAY RINGWOOD NORTH VIC 3134

4 2 2

Sold Price RS $1,190,000 Sold Date 25-Jun-22

Distance 0.28km



50 MELVIEW DRIVE RINGWOOD NORTH VIC 3134

3 2 2

Sold Price $1,100,000 Sold Date 04-Jun-22

Distance 1km

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

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