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	4 Leflan Close, Ringwood North Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $950,000

Median sale price

Median price $1,230,000 Property Type House Suburb Ringwood North

Period - From 01/04/2024 to 30/06/2024 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	26 Melview Dr RINGWOOD NORTH 3134	$1,050,000	01/06/2024
2	18 Byron St RINGWOOD 3134	$1,000,000	20/05/2024
3	26 Athelstane Dr RINGWOOD NORTH 3134	$1,185,000	02/05/2024

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: 03/08/2024 15:10

4 Leflan Close, Ringwood North Vic 3134



4 2 2

Property Type: House
Land Size: 757 sqm approx

Agent Comments

Indicative Selling Price
$950,000
Median House Price
June quarter 2024: $1,230,000

Comparable Properties



26 Melview Dr RINGWOOD NORTH 3134 (REI/VG)

4 2 -

Price: $1,050,000
Method: Private Sale
Date: 01/06/2024
Property Type: House
Land Size: 692 sqm approx

Agent Comments



18 Byron St RINGWOOD 3134 (REI/VG)

4 1 1

Price: $1,000,000
Method: Private Sale
Date: 20/05/2024
Property Type: House
Land Size: 698 sqm approx

Agent Comments



26 Athelstane Dr RINGWOOD NORTH 3134 (REI/VG)

5 2 2

Price: $1,185,000
Method: Private Sale
Date: 02/05/2024
Property Type: House
Land Size: 786 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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