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	1 Hygeia Parade, Ringwood North Vic 3134

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,210,000 Property Type House Suburb Ringwood North

Period - From 01/01/2022 to 31/12/2022 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	3 Hygeia Pde RINGWOOD NORTH 3134	$958,800	15/03/2023
2	11 Hygeia Pde RINGWOOD NORTH 3134	$1,055,000	14/02/2023
3	27 Mount Dandenong Rd RINGWOOD EAST 3135	$955,000	29/11/2022

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: 16/03/2023 09:54

1 Hygeia Parade, Ringwood North Vic 3134

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 1 2

Property Type: House
Land Size: 1143 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending December 2022: $1,210,000

Comparable Properties

3 Hygeia Pde RINGWOOD NORTH 3134 (REI)

4 2 1

Agent Comments
1,006 sqm

Price: $958,800
Method:
Date: 15/03/2023
Property Type: House



11 Hygeia Pde RINGWOOD NORTH 3134 (REI)

5 2 2

Agent Comments

Price: $1,055,000
Method: Private Sale
Date: 14/02/2023
Property Type: House
Land Size: 866 sqm approx



27 Mount Dandenong Rd RINGWOOD EAST 3135 (REI)

3 1 1

Agent Comments

Price: $955,000
Method: Private Sale
Date: 29/11/2022
Property Type: House (Res)
Land Size: 1103 sqm approx

Account - Heavyside

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