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	43 Middlebrook Drive 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	$1,101,055	Property type	House	Suburb	Ringwood North
Period-from	01 Dec 2020	to	30 Nov 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
37 Hamilton Drive Ringwood North VIC 3134	$1,368,000	12-Nov-21
55 Mundara Drive Ringwood VIC 3134	$1,290,000	21-Oct-21
27 Major Street Ringwood VIC 3134	$1,320,000	05-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: 01 December 2021

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37 Hamilton Drive Ringwood North VIC 3134

4 2 2

Sold Price RS **$1,368,000** Sold Date **12-Nov-21**

Distance **0.8km**



55 Mundara Drive Ringwood VIC 3134

4 2 2

Sold Price RS **$1,290,000** UN Sold Date **21-Oct-21**

Distance **1.13km**



27 Major Street Ringwood VIC 3134

3 2 2

Sold Price **$1,320,000** Sold Date **05-Jun-21**

Distance **1.33km**

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

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