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	40 Berkley Road, Ringwood Vic 3134

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $1,020,000 Property Type House Suburb Ringwood

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	10 Highland Blvd RINGWOOD 3134	$845,100	17/06/2024
2	157 Maroondah Hwy CROYDON 3136	$830,000	17/05/2024
3	553 Maroondah Hwy RINGWOOD 3134	$810,000	05/03/2024

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: 26/07/2024 20:30

40 Berkley Road, Ringwood Vic 3134



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
June quarter 2024: $1,020,000

Comparable Properties



10 Highland Blvd RINGWOOD 3134 (REI)

3 1 2

Price: $845,100
Method: Private Sale
Date: 17/06/2024
Property Type: House (Res)
Land Size: 739 sqm approx

Agent Comments



157 Maroondah Hwy CROYDON 3136 (REI)

3 1 3

Price: $830,000
Method: Private Sale
Date: 17/05/2024
Property Type: House
Land Size: 864 sqm approx

Agent Comments



553 Maroondah Hwy RINGWOOD 3134 (VG)

3 - -

Price: $810,000
Method: Sale
Date: 05/03/2024
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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