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 Cielterre Avenue, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,320,000 & $1,420,000

Median sale price

Median price $1,222,000 Property Type House Suburb Ringwood North

Period - From 01/01/2021 to 31/12/2021 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	4 Michael Pl RINGWOOD NORTH 3134	$1,465,000	23/02/2022
2	32 Crawley Gr RINGWOOD NORTH 3134	$1,455,000	26/01/2022
3	3 Oban Wds RINGWOOD NORTH 3134	$1,365,000	03/02/2022

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: 08/04/2022 17:29

1 Cielterre Avenue, Ringwood North Vic 3134



4 2 2

Rooms: 8
Property Type: House
Land Size: 1031 sqm approx

Agent Comments

Indicative Selling Price
$1,320,000 - $1,420,000
Median House Price
Year ending December 2021: $1,222,000

Comparable Properties



4 Michael Pl RINGWOOD NORTH 3134 (REI)

4 2 2

Price: $1,465,000
Method: Private Sale
Date: 23/02/2022
Property Type: House
Land Size: 780 sqm approx

Agent Comments



32 Crawley Gr RINGWOOD NORTH 3134 (REI)

4 2 2

Price: $1,455,000
Method: Private Sale
Date: 26/01/2022
Property Type: House
Land Size: 823 sqm approx

Agent Comments



3 Oban Wds RINGWOOD NORTH 3134 (REI/VG)

4 2 2

Price: $1,365,000
Method: Private Sale
Date: 03/02/2022
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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