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	7 Collins Place, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

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

Period - From 15/07/2021 to 14/07/2022 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	1 Cielterre Av RINGWOOD NORTH 3134	$1,551,000	29/04/2022
2	7 River Gum Dr CROYDON NORTH 3136	$1,537,800	15/04/2022
3			

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: 15/07/2022 13:14

7 Collins Place, Ringwood North Vic 3134



4 2 3

Property Type: House
Land Size: 811 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
15/07/2021 - 14/07/2022: $1,230,000

Comparable Properties



1 Cielterre Av RINGWOOD NORTH 3134 (REI/VG)

4 2 2

Price: $1,551,000
Method: Private Sale
Date: 29/04/2022
Property Type: House
Land Size: 1032 sqm approx

Agent Comments



7 River Gum Dr CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,537,800
Method: Private Sale
Date: 15/04/2022
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments

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.

Account - Hoskins | P: 98747677, 9722 9755

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