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	1/30 Hearthside Court, Ringwood Vic 3134

Indicative selling price

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

Range between $635,000 & $685,000

Median sale price

Median price $598,300 ~~House~~ Unit X Suburb Ringwood

Period - From 04/09/2018 to 03/09/2019 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	26/12-14 Unsworth Rd RINGWOOD NORTH 3134	$717,000	29/05/2019
2	3/17 Mullum Mullum Rd RINGWOOD 3134	$716,000	25/05/2019
3	2a Munro St RINGWOOD 3134	$675,000	24/04/2019

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
$635,000 - $685,000
Median Unit Price
04/09/2018 - 03/09/2019: $598,300

Comparable Properties



26/12-14 Unsworth Rd RINGWOOD NORTH 3134 (REI/VG)

3 2 2

Price: $717,000
Method: Private Sale
Date: 29/05/2019
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 333 sqm approx

Agent Comments



3/17 Mullum Mullum Rd RINGWOOD 3134 (REI)

3 2 2

Price: $716,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments



2a Munro St RINGWOOD 3134 (REI/VG)

3 2 1

Price: $675,000
Method: Private Sale
Date: 24/04/2019
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 170 sqm approx

Agent Comments

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