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	26 Smedley Road, Ringwood North Vic 3134

Indicative selling price

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

Range between $2,700,000 & $2,900,000

Median sale price

Median price $1,300,000 Property Type House Suburb Ringwood North

Period - From 01/10/2021 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	20 Mcewan Rd PARK ORCHARDS 3114	$3,008,000	23/11/2021
2	52-56 Berringa Rd PARK ORCHARDS 3114	$2,700,000	05/11/2021
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: 23/02/2022 09:17

26 Smedley Road, Ringwood North Vic 3134

John Hoskins
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Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
December quarter 2021: $1,300,000



5 4 7

Property Type: House
Land Size: 2749 sqm approx

Agent Comments

Comparable Properties



20 Mcewan Rd PARK ORCHARDS 3114 (REI)

5 3 2

Agent Comments

Price: $3,008,000
Method: Private Sale
Date: 23/11/2021
Property Type: House (Res)
Land Size: 3843 sqm approx



52-56 Berringa Rd PARK ORCHARDS 3114 (REI)

4 3 5

Agent Comments

Price: $2,700,000
Method: Private Sale
Date: 05/11/2021
Property Type: House (Res)
Land Size: 4000 sqm approx

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.

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