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 JULL PARADE RINGWOOD NORTH VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,257,500	Property type	House	Suburb	Ringwood North
Period-from	01 Jul 2023	to	30 Jun 2024	Source	Corelogic

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 6 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
19 JULL PARADE RINGWOOD NORTH VIC 3134	$1,081,000	04-Mar-23
3 MCMAHON COURT RINGWOOD NORTH VIC 3134	$1,275,000	03-Nov-23
3 LYRIC COURT WARRANWOOD VIC 3134	$1,173,000	23-Feb-24

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 6 months.~~

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19 JULL PARADE RINGWOOD NORTH VIC 3134

4 2 2

Sold Price **$1,081,000** Sold Date **04-Mar-23**

Distance **0.26km**



3 MCMAHON COURT RINGWOOD NORTH VIC 3134

4 2 2

Sold Price **$1,275,000** Sold Date **03-Nov-23**

Distance **0.37km**



3 LYRIC COURT WARRANWOOD VIC 3134

4 2 2

Sold Price **$1,173,000** Sold Date **23-Feb-24**

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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