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<br>Including suburb and postcode | 30 Heron Court, Ringwood North Vic 3134 |

## Indicative selling price

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

Range between $1,300,000 & $1,400,000

## Median sale price

Median price $1,280,000 Property Type House Suburb Ringwood North

Period - From 01/07/2023 to 30/06/2024 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 | 13 Ripley Ct RINGWOOD 3134 | $1,330,000 | 06/07/2024 |
| 2 | 3 Mulsanne Way WARRANWOOD 3134 | $1,350,000 | 25/06/2024 |
| 3 | 6 Wandarra Way WARRANWOOD 3134 | $1,380,000 | 20/04/2024 |

**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: 09/09/2024 10:57

# 30 Heron Court, Ringwood North Vic 3134

Joseph Corsi
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josephcorsi@jelliscraig.com.au



4 2 2

**Property Type:** Land
**Land Size:** 705 sqm approx

Agent Comments

**Indicative Selling Price**
$1,300,000 - $1,400,000
**Median House Price**
Year ending June 2024: $1,280,000

## Comparable Properties



**13 Ripley Ct RINGWOOD 3134 (REI)**

4 2 2

**Price:** $1,330,000
**Method:** Auction Sale
**Date:** 06/07/2024
**Property Type:** House (Res)
**Land Size:** 651 sqm approx

Agent Comments



**3 Mulsanne Way WARRANWOOD 3134 (REI)**

4 2 2

**Price:** $1,350,000
**Method:** Private Sale
**Date:** 25/06/2024
**Property Type:** House (Res)
**Land Size:** 768 sqm approx

Agent Comments



**6 Wandarra Way WARRANWOOD 3134 (REI/VG)**

4 2 2

**Price:** $1,380,000
**Method:** Private Sale
**Date:** 20/04/2024
**Property Type:** House
**Land Size:** 797 sqm approx

Agent Comments



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