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	2 Marcel Court, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,270,000 Property Type House Suburb Ringwood North

Period - From 01/10/2023 to 30/09/2024 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	7 Jull Pde RINGWOOD NORTH 3134	$1,150,000	20/09/2024
2	18 Tortice Dr RINGWOOD NORTH 3134	$1,138,000	14/09/2024
3	7 Avery Ct RINGWOOD NORTH 3134	$1,170,000	22/08/2024

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: 18/10/2024 12:39

2 Marcel Court, Ringwood North Vic 3134

Daniel Broadbent
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4 2 2

Property Type: House
Land Size: 649 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending September 2024: $1,270,000

Comparable Properties



7 Jull Pde RINGWOOD NORTH 3134 (REI/VG)

4 2 2

Price: $1,150,000
Method: Private Sale
Date: 20/09/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



18 Tortice Dr RINGWOOD NORTH 3134 (REI)

5 2 2

Price: $1,138,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments



7 Avery Ct RINGWOOD NORTH 3134 (REI/VG)

4 2 2

Price: $1,170,000
Method: Private Sale
Date: 22/08/2024
Property Type: House
Land Size: 801 sqm approx

Agent Comments

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