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	8 Lansell Close, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,225,000 Property Type House Suburb Ringwood North

Period - From 01/01/2024 to 31/12/2024 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	16 Bardia St RINGWOOD 3134	$1,388,888	13/12/2024
2	8 Terrigal Cl RINGWOOD NORTH 3134	$1,572,000	10/10/2024
3	11 Sunhill Av RINGWOOD 3134	$1,335,000	27/09/2024

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: 04/03/2025 10:40

8 Lansell Close, Ringwood North Vic 3134



4 2 2

Property Type: House
Land Size: 852 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending December 2024: $1,225,000

Comparable Properties



16 Bardia St RINGWOOD 3134 (REI/VG)

4 2 2

Price: $1,388,888
Method: Private Sale
Date: 13/12/2024
Property Type: House
Land Size: 925 sqm approx

Agent Comments



8 Terrigal Cl RINGWOOD NORTH 3134 (REI/VG)

4 2 2

Price: $1,572,000
Method: Private Sale
Date: 10/10/2024
Property Type: House (Res)
Land Size: 797 sqm approx

Agent Comments



11 Sunhill Av RINGWOOD 3134 (REI/VG)

4 2 1

Price: $1,335,000
Method: Sold Before Auction
Date: 27/09/2024
Property Type: House (Res)
Land Size: 828 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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