

# 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 23 Cormistom Road, Ringwood North Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$890,000

### Median sale price

Median price \$978,000 Property Type House Suburb Ringwood North

Period - From 08/02/2020 to 07/02/2021 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	6 Jenkins CI RINGWOOD NORTH 3134	\$920,000	21/01/2021
2	1 Ashton CI RINGWOOD 3134	\$872,500	02/12/2020
3	64 Glenvale Rd RINGWOOD NORTH 3134	\$850,000	13/01/2021

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: 08/02/2021 12:30



**Property Type:** House (Res)  
**Land Size:** 792 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$850,000 - \$890,000  
**Median House Price**  
 08/02/2020 - 07/02/2021: \$978,000

## Comparable Properties



**6 Jenkins CI RINGWOOD NORTH 3134 (REI)** Agent Comments



**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 21/01/2021  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 786 sqm approx



**1 Ashton CI RINGWOOD 3134 (REI/VG)** Agent Comments



**Price:** \$872,500  
**Method:** Private Sale  
**Date:** 02/12/2020  
**Property Type:** House  
**Land Size:** 672 sqm approx



**64 Glenvale Rd RINGWOOD NORTH 3134 (REI)** Agent Comments



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 13/01/2021  
**Property Type:** House  
**Land Size:** 840 sqm approx