## 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

73 Lockhart Road, Ringwood North Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$950,000			&		\$1,045,000			
Median sale pr	rice							
Median price	\$1,270,000	Pro	operty Type	Hou	se		Suburb	Ringwood North
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5 Tania PI RINGWOOD NORTH 3134	\$1,030,000	14/09/2024
2	111 Warrandyte Rd RINGWOOD NORTH 3134	\$975,000	22/08/2024
3	64 Mullum Mullum Rd RINGWOOD 3134	\$1,000,000	24/06/2024

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.

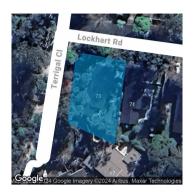
This Statement of Information was prepared on:

21/10/2024 15:16





Lachlan Williams





Property Type: Divorce/Estate/Family Transfers Land Size: 781 sqm approx Agent Comments 9722 9755 0414 582 556 teamwilliams@hoskins.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price Year ending September 2024: \$1,270,000

# **Comparable Properties**

	5 Tania PI RINGWOOD NORTH 3134 (REI)  ===  3	Agent Comments		
	Price: \$1,030,000 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 931 sqm approx			
	111 Warrandyte Rd RINGWOOD NORTH 3134 (REI) 1 3 1 2 2 2 2	Agent Comments		
And an	Price: \$975,000 Method: Private Sale Date: 22/08/2024 Property Type: House (Res) Land Size: 813 sqm approx			
	64 Mullum Mullum Rd RINGWOOD 3134 (REI/VG) I 3 I 2 I I	Agent Comments		
	Price: \$1,000,000 Method: Private Sale Date: 24/06/2024 Property Type: House (Res) Land Size: 697 sqm approx	-		

#### Account - Hoskins | P: 03 9722 9755





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