

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### 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	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

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending September 2024: \$1,270,000



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 781 sqm approx

Agent Comments

## Comparable Properties



**5 Tania PI RINGWOOD NORTH 3134 (REI)**

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)**

Agent Comments



**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)**

Agent Comments



**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 24/06/2024

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

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